

Stoney Brook HOA Monthly BOD Meeting



Date of Meeting: Monday July 15, 2019

Time: 7:00 – 9:00 p.m.

Location: Stoney Brook Clubhouse

Minutes

Item	Materials, Information and Discussion	Minutes
Welcome Call Meeting to Order/ Establish Quorum	Final Meeting Agenda for distribution	<p>The meeting was called to order at 7:03 pm.</p> <p>Board Members in attendance: Dave Rauch- President; Joe Camerata- Treasurer; Jean Crouse- Secretary; Tom Clarke- Pool Chairperson; Michael Vogler- At Large Member</p> <p>Following a motion to approve the June 2019 Meeting minutes, the board approved the minutes.</p>
President's Report	Updates	Dave Rauch updated the board regarding reports of a sinkhole at the corner of Haddington and Mickelton. A work order has been placed by the city to fix the hole.
Treasurer's Report	Income and Expense Summary-June Review recommendation for High Risk Past Due Homeowner Accounts	<p>Joe Camerata reviewed the budget summary as of June 30, 2019. He noted the expense of the tree removal off the golf cart trail.</p> <p>Joe presented the board with a recommendation to reduce the reserve account by approximately \$5200 to account for unpaid fines and dues by "high risk" past due accounts. Following a vote by the HOA board, the recommendation as presented was approved.</p> <p>The HOA board will pursue a "reserve study" to identify upcoming expenses for maintenance of HOA owned facilities that may impact budget reserves.</p>
Pool, Clubhouse Report	Updates	<p>Tom Clarke provided an update on the pool as usage and maintenance of the pool continues to be going smoothly.</p> <p>The board discussed a request by a relative of a homeowner to reserve HOA owned tennis courts for the purpose of providing lessons. The board discussed that we do not have a process for reserving the courts or pool and that use of the facilities requires that a resident be present during use of facilities by homeowner guests. HOA liability insurance does not cover use of HOA facilities for the conduction of business on the properties.</p> <p>A proposed date of Sunday September 15, 2019 was discussed for closure of the HOA pool.</p>

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ACC Report	Updates	On behalf of the ACC Committee, Dave Rauch reported that there were no significant changes to the property at 410 Vanderwall other than that the front lawn had been mowed.
Grounds Report	Front Entrance Update	On behalf of Bill Bach, Dave Rauch provided an update regarding the redesign of the Front Entrance. Bill has moved forward to contact subcontractors and has revised plans to include removal of the "birdcage" structure, signage on each side of the entrance, and the addition of landscaping at the center median. The revised design will amount to a lower price than originally quoted. Dave will send a communication to homeowners with an update regarding the project for potential completion this fall.
Old Business New Business	Follow up: Request to purchase or lease common property behind 804 Mickleton	The board discussed moving forward with granting a permanent easement for the property at 804 Mickelton as requested. Mary Plant will be contacted to review the request with the homeowners and move forward to complete the easement agreement. No New Business was discussed.
Adjourn	Next Scheduled Meeting: Monday August 19, 2019	The meeting was adjourned at 7:49 pm.