

Stoney Brook HOA Board Meeting Minutes

October 21, 2019, 7:00 pm

Agenda Item	Information	Minutes
<p>Welcome Call to Order Establish Quorum</p>	<p>Final Meeting Agenda for Distribution Approval of Minutes- September 16, 2019 meeting</p>	<p>The meeting was called to order at 7:05 pm. Board Members in attendance: Dave Rauch- President; Joe Camerata- Treasurer; Jean Crouse- Secretary; Tom Clarke- Pool Chairperson; Michael Vogler- At Large Member; Danielle Palmer- At Large Member; Alexandra Fernandez- Clubhouse Chairperson; Mary Plant- ACC Chairperson/At Large Member</p>
<p>President's Report</p>	<p>Updates Review agenda and preparations for Annual Homeowners Meeting on November 4, 2019</p>	<p><u>Annual Homeowners' Meeting:</u> Dave will prepare a slide presentation for viewing at the Annual Meeting. All board members with information to add to the slides should email information to Dave. Information to add includes: ACC data, Budget information, Clubhouse rental data and information from Grounds regarding the front entrance. Dave will email the presentation to board members for review prior to the meeting. <u>Social Opportunities:</u> A neighborhood Halloween parade is scheduled for October 31, 2019. The Front Entrance celebration held in early October was a success.</p>
<p>Treasurer's Report</p>	<p>Income and Expense Summary- September 2019</p>	<p><u>Budget through September 30:</u> Joe shared the current budget and expenditures through September 30. Expenditures are as expected in relation to the budget. The 2020 budget has been shared with Homeowners for review prior to the annual meeting. A \$100.00 assessment will be added to the yearly HOA dues collection to cover expenses related to the Front Entrance. <u>Front Entrance Final Costs:</u> Currently, the front entrance total costs to date are \$38,240.</p>
<p>Pool & Clubhouse Reports</p>	<p>Updates</p>	<p><u>Pool Maintenance Options:</u> Tom secured 3 quotes for the board to review for Pool maintenance. The quotes included monthly services for the summer months along winter service. The quotes ranged from \$4825.00 to \$6995 per year. The 2020 budget includes projected expenditures related to a filter replacement. Tom will follow up with the current provider regarding the cost of a filter replacement; the projected cost to convert the pool to salt water chlorinated pool, as well as a revised quote to include 3 services per week during the summer months. In addition, Tom will request an insurance certificate from the current provider to verify Workers' Compensation and Liability insurance. <u>Clubhouse Updates:</u></p>

		Alexandra updated the board regarding the need to service the clubhouse air conditioner as well as a filter cleaning. She will work to secure a quote for a new thermostat as well as maintenance of the air conditioner. In addition, Alexandra will contact Emily Wilkerson for information related to a handyman to assist with small projects needed for the clubhouse.
ACC Report	Updates	<u>Letters of Affirmation:</u> Letters of affirmation will be sent to homeowners to thank them for engaging in appropriate property maintenance. Approximately 80% of current SB homeowners will be receiving a letter.
Grounds Report	Updates	Dave shared that needed electrical work on the front entrance has been completed.
Old Business New Business	Review request to purchase or lease common property behind 804 Mickleton Holiday Decorations- needs for hanging decorations	<u>Request to Purchase Property:</u> The board reviewed the request by the homeowners at 804 Mickleton to purchase the common HOA property behind the residence. The board discussed dividing the property among the 6 residences that touch the common property. Prior to proceeding, the board will contact the 6 homeowners impacted by the common property for their interest in purchasing the property. Mary Plant will draft a letter to gauge interest in the property. Depending upon the interest from the homeowners, next steps will be taken in dividing the property and selling the property to interested homeowners. <u>Holiday Decorations:</u> Holiday decorations are being revised due to changes in the Front Entrance. The decorations will need to be hung, preferably the weekend prior to Thanksgiving. Alexandra and Jean will look into costs to have a handyman or other service assist with hanging the decorations. <u>Safety Concern:</u> Michael shared a concern regarding a verbal altercation within the HOA subdivision. The altercation was disturbing due to verbal threats made to a pedestrian within the subdivision over a dog walking issue.
Adjourn	Next Scheduled Meeting- Monday November 18, 2019	The meeting was adjourned at 8:29 pm. The next scheduled meeting is on Monday November 18, 2019.