



Stoney Brook HOA Board Meeting Minutes

November 18, 2019- 7:00 pm

Agenda Item	Information	Minutes
Welcome Call to Order Establish Quorum	Final Meeting Agenda for Distribution Approval of Minutes- October 21, 2019 meeting	The meeting was called to order at 7:05 pm. Board Members in attendance: Dave Rauch- President; Joe Camerata- Treasurer; Jean Crouse- Secretary; Danielle Palmer- At Large Member; Alexandra Fernandez- Clubhouse Chairperson; Mary Plant- ACC Chairperson/At Large Member; Bill Bach- Grounds Chairperson The minutes were approved from the October 21, 2019 SBHOA board meeting.
President's Report	Updates Follow-up items from Annual Homeowners Meeting.	<u>Follow Up from Annual Homeowners' Meeting:</u> Dave Rauch thanked the board members for a job well done at the annual meeting. To follow up from the selection of the new SBHOA board for the 2020 year, the board discussed roles for the 2020 board. Current board members in attendance requested to remain in their current roles for the upcoming year. Dave will follow up with board members not in attendance at the meeting for their role preferences. <u>Front Entrance:</u> The board discussed upcoming projects to include replacement of the maple tree and to raise the elevation of the water feature to make the feature more visible from the road. Holiday decorations for the front entrance have been updated by repurposing previous decorations owned by the HOA and refreshing the decorations with new lights, ribbon and ornaments. <u>Holiday Party:</u> The HOA will host a Holiday Party on December 13. Invitations to homeowners have been sent out via Evite. Attendees will bring food and drink items. The HOA will provide paper products. A musician has been hired to provide entertainment. Children are welcomed to the party. <u>Next Door Tulip Tree:</u>

		<p>Dave reviewed information regarding the online information site Tulip Tree Next Door. The board does not endorse the site but recognizes it as a useful place to find information within PTC neighborhoods.</p> <p><u>Lake Kedron Water Levels:</u> The board has been approached by neighboring communities who have expressed concern about low water levels on Lake Kedron and maintenance of the lake as a reservoir. A community committee is in discovery mode as they work to increase awareness of the water levels but the committee has taken no action to date.</p>
Treasurer's Report	Income and Expense Summary- October 2019	<p><u>October Financial Statement:</u> Joe Camerata reviewed the budget through October. The budget still looks healthy and some expected expenses have not yet been realized. No significant changes have been made since the October meeting. Invoices for the 2020-year HOA fees have been sent out. Any new projects such as clubhouse painting will be deferred until 2020.</p>
Pool & Clubhouse Reports	Updates	<p><u>Clubhouse Updates</u> Alexandra Fernandez secured an estimate for painting the interior of the clubhouse including the kitchen cabinets. Projected cost is \$4000 with the project expected to take 3 days to complete. The project will begin in 2020, with a start date yet to be determined.</p> <p>Rentals for the clubhouse will be \$75 for the rental with a \$100.00 deposit, effective January 1, 2020. Alexandra will work with Emily Wilkerson (CAMGA) to have access to the rental calendar to assist with scheduling of the clubhouse for cleaning as well as a revision to the process of submitting the deposit check to Alexandra instead of Emily to assist with a quicker return of the deposit to homeowners.</p> <p>The board discussed again the topic of renting tables. Alexandra will propose several options to the board at a future meeting to assist in managing table rentals.</p> <p><u>Pool Maintenance Options:</u> Dave Rauch shared that Tom Clarke secured a quote for a pool filter replacement. Dave will follow up with Tom for additional information regarding the service quoted. In addition, the board voted in favor of a \$125 increase to the pool maintenance service during the summer months to accommodate 3 visits per week during the peak usage months.</p> <p>Bill Bach shared that he secured a quote to update the pool deck's brick columns with stone and caps. The quote was \$4500 to keep the brick, but add stone caps to the columns and walls or \$13,000 for stone refacing of the brick columns and walls. The board discussed the need to repair the pool bathroom doors as well. Additional</p>

		research is needed on pricing, design and materials prior to proceeding with the brick wall project.
ACC Report	Updates	Mary Plant shared that the ACC is currently reviewing a couple of ACC requests. The board discussed the current status of 410 Vanderwall with no significant updates since the last meeting.
Grounds Report	Updates	Bill Bach is working with Alex, the front entrance contractor to update the water feature to make the water more visible from the street. In addition, the board discussed the status of the maple tree. If it is dead, Bill will get a quote to replace the maple tree.
Old Business New Business	Review request to purchase or lease common property behind 804 Mickleton Holiday Decorations- Sunday 11/24 @1:00 pm Holiday Party- Friday 12/13	<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 acknowledges that the situation is complicated. Mary suggested that that the board ceases exploration of selling the HOA property to homeowners that are impacted by the space. Mary Plant will pursue a survey, fees and filing costs to create a permanent easement of the desired space to the residents of 804 Mickleton. The board agrees that a solution is needed to bring resolution to the request. Holiday Decorations: Jean Crouse will lead installation of the holiday decorations beginning at 1:00 pm on Sunday November 24. All board members who are available to assist are encouraged to help out.
Adjourn	Next Scheduled Meeting- Monday December 16, 2019	The meeting was adjourned at 8:40 pm. The next scheduled meeting is on Monday December 16, 2019.