



Stoney Brook HOA Board Meeting Minutes
 January 20, 2020- 7:00 pm

Agenda Item	Information	Minutes
Welcome Call to Order Establish Quorum	Final Meeting Agenda for Distribution Approval of Minutes- December 2019 meeting	The meeting was called to order at 7:03 pm. Board Members in attendance: Dave Rauch- President; Jean Crouse- Secretary; Danielle Palmer- At Large Member; Michael Vogler- At Large Member; Tom Clarke- Pool Chairperson; Bill Bach- Grounds Chairperson; Joe Camerata- Treasurer The minutes were approved from the December 16, 2019 SBHOA board meeting. A quorum of members was established for the meeting.
President's Report	Updates	Dave Rauch welcomed the board members to a new year on the HOA Board. He provided an overview of the agenda for 2020 with lots of projects scheduled for the new year. One item on the agenda, a refresh of the painting inside the clubhouse, has already been completed. During a recent storm, a branch fell on the HOA gazebo. The City of PTC was able to remove the fallen limb quickly.
Treasurer's Report	Income and Expense Summary- December 2019	<u>December Financial Statement:</u> Joe Camerata provided the board with an update on the 2019 budget. The 2019 budget was better than expected for the year-end figures. Adjustments to the 2019 actuals were made. Joe noted that there were some issues with the savings account for the HOA as no interest income was reported. Joe will follow up with the bank for access to the account. The "bad debt" expense in the budget will likely increase due to unpaid fines from 410 Vanderwall. The clubhouse interior painting project expenses that were incurred in 2019 (deposit) will be deferred to the 2020 budget since the work was actually completed in January 2020.
Pool & Clubhouse Reports	Updates	<u>Pool Filter Replacement</u> Due to access issues and how the filter room was constructed, an adjustment to the filters is needed. The filters will be replaced at some time in January.

		<p><u>Pool Gate</u> The pool gate needs fixing to make it a self-closing gate. The locks on the external gates need to be locked to prevent access to the pool. Bill Bach will follow up on the quote provided to update the brick wall columns around the pool.</p> <p><u>Garbage in Clubhouse Parking Lot:</u> Dave approached one group of teens that had been using the parking lot to remind them of the need to leave the premises clean. Residents need to be present with any guests using the facilities. The basketball nets were replaced as well.</p>
ACC Report	Updates	<p><u>410 Vanderwall:</u> The property was listed on the January Foreclosure Report.</p>
Grounds Report	Updates	<p><u>Current & Future Projects</u> Bill Bach will follow up with our contractor, Alex regarding service to make adjustments to the new fountain at the front entrance (building up the rocks in the fountain and plant/tree replacements) as well as to update the quote to enhance the columns around the pool deck.</p> <p><u>Parking Lot Lighting:</u> Dave and Bill will follow up on needed adjustments to the lighting in the parking lot.</p> <p><u>Tennis Court Resurfacing:</u> Quotes for resurfacing the tennis courts have ranged from \$8000 to \$16000. The board would prefer to begin the project to resurface the courts prior to the summer season. The courts will remain as courts for tennis play.</p> <p><u>Potential Future Projects:</u> Addressing the clean up of downed trees along the cart path off Haddington Lane.</p>
Old Business	Review permanent easement request	<p><u>Review permanent easement request:</u> The board reviewed the updated Permanent Easement Agreement drafted and provided to the board for review by Mary Plant. Following a review of the access easement agreement, the board was in favor of the proposed agreement as drafted</p>
New Business		
Adjourn		<p>The meeting was adjourned at 7:59 pm. Due to President's Day Holiday and Fayette County Schools Winter Break, the next scheduled meeting will be moved to Wednesday February 19 at 7:00 pm.</p>