



Stoney Brook HOA Board Meeting Minutes
February 19, 2020- 7:00 pm

Agenda Item	Information	Minutes
Welcome Call to Order Establish Quorum	Final Meeting Agenda for Distribution Approval of Minutes- January 2020 meeting	The meeting was called to order at 7:06 pm. Board Members in attendance: Dave Rauch- President; Jean Crouse- Secretary; Michael Vogler- At Large Member; Tom Clarke- Pool Chairperson; Joe Camerata- Treasurer
President's Report	Updates	Dave Rauch provided updates on several topics as well as updates provided by members who were unable to attend the meeting. <ul style="list-style-type: none"> • Update on 410 Vanderwall- There was recent police activity at the property due to a tripped alarm. There is not additional information available regarding the foreclosure process on the property. • Lake Kedron Water Committee- Dave shared that he was approached by a member of a newly formed committee to address concerns regarding Lake Kedron by residents within neighboring communities. A meeting will be held the first week of March. Any board member interested in attending can contact Dave for additional information. The committee is looking to bring attention to issues related to Lake Kedron from City and County offices. Issues include maintenance of water levels and silt buildup in the lake. The committee is in the "awareness building" phase with the goal to garner the attention from local government within Fayette County. On a related note, the board will follow up on the topic of ownership of the Stoney Brook pond and where the responsibility lies to maintain the pond.
Treasurer's Report	Income and Expense Summary- January 2020	<u>December Financial Statement:</u> Joe Camerata provided the board with an update on the current expenditures and budget for 2020. He shared that he is continuing to have difficulties with accessing bank information related to the HOA bank account. In addition, he continues to work with Emily at CAMGA to correct errors on budget items on records maintained by

		<p>CAMGA. At this time the financial statements provided are incorrect and require revision. Joe is hopeful that the corrections can be made in a timely manner. To date, the primary expenditures for January have been related to an insurance payment and costs associated with the clubhouse refresh project. The board also discussed banking options and possible changes in banks to allow for greater returns on invested funds.</p>
<p>Pool & Clubhouse Reports</p>	<p>Updates</p> <p>Pool Opening Date</p>	<p><u>Clubhouse Updates:</u> Alexandra Fernandez shared information with the board prior to the meeting.</p> <ul style="list-style-type: none"> • There have been improvements to the interior of the clubhouse including new art for the bathrooms and replacement of old parts within the bathrooms. <p>The board discussed the possibility of new countertops for the clubhouse. The board will request that Alexandra secure quotes for the board to review and consider as the budget for refreshing the clubhouse allows.</p> <p><u>Pool Maintenance</u></p> <p>Tom Clarke provided several updates regarding the clubhouse pool</p> <ul style="list-style-type: none"> • He shared that the pool filter has been replaced. • The board discussed the date for the opening of the pool for summertime use. The date of Saturday May 2nd has been set. Tom will work with the pool maintenance company to ensure the steps needed for opening of the pool are completed prior to the opening date. • Tom will follow up on the replacement of filter baskets. • At our next meeting, the board will begin the process for recruiting summer help for pool supervision.
<p>ACC Report</p>	<p>Updates</p>	<p>No new information shared.</p>
<p>Grounds Report</p>	<p>Updates</p>	<p><u>Parking Lot Lights:</u> Dave Rauch updated the board regarding the replacement of light bulbs to LED bulbs around the clubhouse property.</p> <p><u>Tennis Court Resurfacing:</u> Dave Rauch shared that Bill is continuing to research next steps to resurfacing the tennis courts.</p> <p>Bill Bach will follow up on next steps for updating the columns around the pool deck as well as revisions for the front entrance water feature.</p>

		Dave Rauch reported that garbage around the parking lot at the clubhouse is still an issue but is being monitored by nearby neighbors and addressed as needed.
Old Business	Review permanent easement request	Review permanent easement request: An updated copy of the permanent easement agreement was not available as of meeting time. The agenda item was postponed to the March 2020 meeting.
New Business		The board briefly discussed the possibility of replacing or updating the clubhouse folding chairs, but agreed that they are not a budget priority at this time.
Adjourn		The meeting was adjourned at 7:45 pm. The next scheduled meeting will be held on Monday March 16, 2020 at 7:00 pm.