



**Stoney Brook HOA Board Meeting**  
**October 19, 2020- 7:00 pm**

Agenda Item	Information	Minutes
<p>Welcome            Call to Order            Establish Quorum</p>	<p>Final Meeting Agenda for Distribution            Approval of Minutes to the <a href="#">September 21, 2020 Meeting</a></p>	<p>The SBHOA Board met in a virtual format.            In attendance:            -David Rauch, President            -Jean Crouse, Secretary            -Danielle Palmer, At Large Member/ACC Representative            -Alexandra Fernandez, Clubhouse Chairperson            -Tom Clarke, Pool Chairperson            - Bill Bach, Grounds Chairperson            The meeting was called to order at 7:05 pm. The minutes from the September 21, 2020 virtual meeting were reviewed by board members prior to the meeting. A motion to approve the minutes was made by Dave Rauch and was seconded by Bill Bach. The minutes were approved by the board.</p>
<p>President's Report</p>	<p>Updates</p> <ul style="list-style-type: none"> <li>● Preparations for Annual Meeting- November 2, 2020</li> </ul> <p><a href="#">Meeting Presentation</a></p> <p><a href="#">SBHOA Reference Document</a></p> <ul style="list-style-type: none"> <li>● Password Protected</li> </ul>	<p>The board discussed preparations for the November Annual Meeting including Zoom settings to ensure privacy in the meeting. The board discussed and updated a presentation to share with homeowners during the meeting.            Roles identified during the annual meeting:</p> <ul style="list-style-type: none"> <li>● Jean- Call the meeting to order and request to approve the meeting minutes from 2019.</li> <li>● Dave- President's Report</li> <li>● Joe- Treasurer's Report</li> <li>● Committee Reports</li> <li>● Joe- 2021 Budget Proposal</li> <li>● 2021 HOA Positions- call for volunteers               <ul style="list-style-type: none"> <li>○ Vote to approve 2021 SBHOA board and committee membership</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ Selection of positions in December meeting</li> <li>● Jean- Monitor Questions &amp; Commentary</li> </ul> <p>The board reviewed the SBHOA Reference Document as prepared by Dave to support a smooth transition to the new 2021 board.</p>
Treasurer's Report	<p>Income and Expense Summary-September 2020</p> <ul style="list-style-type: none"> <li>● <a href="#">September Financial Summary</a></li> <li>● SBHOA <a href="#">September Financial Statement</a></li> </ul>	<p>Joe Camerata was unable to attend the meeting. He provided a financial statement for the Board's review.</p> <p>Dave briefly reviewed the budget and upcoming projects that impact the budget.</p>
Pool & Clubhouse Reports	Updates	<p><u>Pool:</u> Tom shared that the pool cover will be going on soon. The pool maintenance company will be monitoring the pool water quality over the winter months. Pool furniture will be ordered in a timely manner for the Summer season. The fence around the pool has been fixed.</p> <p><u>Clubhouse:</u> Alexandra recommended investment in a sink disposal for the clubhouse sink. The board will explore options for cleaning/repair of the clubhouse gutters and a new roof.</p>
ACC Report	Updates	<p>Danielle shared that there have been a few requests for ACC approval. The board discussed the importance of the ACC to intervene early to help homeowners maintain properties as houses that go into disrepair impact the values of all surrounding homes. The board discussed consideration of a review of the design standards in 2021 and to utilize CAM to assist with the review and revision of the standards.</p>
Grounds Report	Updates	<p>Bill reported that Ivy Green will be adding landscape plants around the front entrance and clubhouse. Bill recommended removal of the shrubs along Vanderwall across from the tennis courts as the shrubs have become unmanageable. Bill</p>

		removed some shrubbery by the front entrance to support a better view when exiting the neighborhood.
Old Business New Business	New Business: <ul style="list-style-type: none"> <li>- Request from Resident Rob Chapple</li> <li>- Pickleball lines on Tennis Court</li> </ul>	The board discussed the request from resident Rob Chapple regarding resurfacing the tennis courts to include Pickleball lines. Some concerns include the increased noise that Pickleball brings to nearby residents. The board will consider the request once the resurfacing of the courts is addressed during the 2021 budget year.
Adjourn	Next Scheduled Meeting- Monday November 16, 2020	The meeting was adjourned at 8:53 pm.

Monthly Zoom Meeting Information

<https://zoom.us/j/95746289185>

Meeting ID: 957 4628 9185

One tap mobile

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York)

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