



Stoney Brook HOA Board Meeting
December 16, 2020 - 7:00 pm

Agenda Item	Information	Notes
<p>Welcome Call to Order Establish Quorum</p>	<p>Final Meeting Agenda for Distribution Approval of Minutes to the November 16, 2020 Meeting</p>	<p>The SBHOA Board met in a virtual format. In attendance: -David Rauch, President - Tom Clarke, Pool and incoming President - Jean Crouse, Secretary -Danielle Palmer, incoming AAC Chair - Michael Vogler, At Large Member - Mary Plant, At Large Member/ACC Representative - Joe Camerata, Treasurer - Bill Bach, Grounds Chairperson</p> <p>The meeting was called to order at 7:04 pm. The minutes from the November 16, 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"> ● Board Meeting Calendar for 2021 	<ul style="list-style-type: none"> ● Dave updated the board on transition activities of the President position. Tom and Dave discussed the use of the newsletter to inform the residents of current activities of the association. Dave intends to send out one more newsletter before transitioning the President position to Tom Clarke. ● In addition, the board discussed the use of a perpetual calendar to keep the board informed of upcoming and recurring board agenda items. ● Dave will continue to work with Tom Clarke on transition activities including passing on keys to various HOA property locks as well as banking credentials and related bank cards. ● The board reviewed the board positions that are eligible for reimbursement of HOA dues, but the assumptions under which the board has operated have not been formally documented. ● The board discussed the formal means of communication of the board. Facebook is for resident-to-resident communication only and is not a formal means of communication to the board or from board members.

Treasurer's Report	Income and Expense Summary- November 2020 <ul style="list-style-type: none"> • SBHOA November Financial Statement 	<ul style="list-style-type: none"> • Joe reviewed the November financial statement. He pointed out items for the board to review including some savings from the year due to some categories coming in under budget. • Overall expenses for the year were under budget.
Pool & Clubhouse Reports	Updates	<ul style="list-style-type: none"> • There were no additional updates or activities.
ACC Report	Updates	<ul style="list-style-type: none"> • Mary Plant is working with Emily Chastine at CAM on updating the ACC and governing documents of the HOA. • Mary shared that 1001 Mickelton sold and discussed the status of communication with the previous homeowner and realtor regarding the bamboo issue. • The board discussed activity at the 410 Vanderwall residence and issues with a garbage can that has been left out by the street. • Michael Vogler shared some observations at various properties in the Phase 1 section of Stoney Brook. Inspections by CAM may have missed some of the issues. Pictures of violations can be sent to Danielle Palmer as well as to CAM for follow up.
Grounds Report	Updates	<ul style="list-style-type: none"> • Bill Bach updated the board regarding the Ivy Green contract. He hopes to continue the landscaping maintenance service with them at the same price from 2020. • He has reached out to the companies who have provided quotes for surface improvements to the tennis courts to update their quotes for consideration in 2021. The board discussed the inclusion of pickleball lines on the courts but have concerns about the noise associated with the sport and the noise impact to the surrounding homes. • Bill will look into an application of pine straw around the HOA Clubhouse property once the leaves finish dropping.
Old Business New Business	New Business:	<ul style="list-style-type: none"> • No new business items were discussed.
Adjourn	Next Scheduled Meeting- January 18, 2021	<ul style="list-style-type: none"> • The board meeting adjourned at 7:55 pm.