

Annual Meeting
Stoney Brook Homeowners Association, Inc.
November 2, 2020

The annual meeting of the members of Stoney Brook Homeowners Association Inc. was called to order at 7:04 pm on Monday November 2, 2020. The purpose of the annual meeting was to update homeowners on the status of the community and to conduct all lawful business of the Association.

<p>Board Members in Attendance:</p> <ul style="list-style-type: none">● David Rauch● Joe Camerata● Jean Crouse● Tom Clarke● Mary Plant● Danielle Drouin-Palmer● Bill Bach● Alexandra Fernandez● Michael Vogler <p>CAM Property Manager in Attendance:</p> <ul style="list-style-type: none">● Emily Chastine	<p>Homeowners in Attendance:</p> <ul style="list-style-type: none">● Ron & Jeannie Finch● David & Luana Cliche● Hector & Claudia Charyton● Laura Bowman● Jim Willis● Richard Carswell● Jamila Patel● Diana Love● Vickie Siliski● Michelle Stewart
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The Agenda for the Annual Meeting was as follows:

1. Welcome and Call to Order
2. Call for Proxies & Establish Quorum
3. Approval of 2019 Annual Meeting Minutes
4. Reports- President, Treasurer, Pool, Clubhouse, Grounds & ACC
5. Proposed 2021 Budget
6. 2021 HOA Board Positions
7. Adjournment

Welcome

The meeting was held in a virtual format due to ongoing concerns to maintain social distancing through the COVID-19 pandemic.

Call to Order, Call for Proxies & Establishment of Quorum

The quorum requirement for the meeting was 10% (11 lot owners). The quorum was met since there were 18 homeowners present in the virtual meeting as well as several additional homeowners by proxy. David Rauch called the meeting to order, residents in attendance introduced themselves and stated their address.

Approval of 2019 Annual Meeting Minutes

The 2019 proposed annual meeting minutes were approved with no opposing votes.

- **President's Report-** David Rauch reviewed the President's report, beginning by thanking the current HOA board for their service to the Stoney Brook community. David

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reviewed the Guiding Principles of the Board as well as Key Adjustments during 2020. Some highlights include: changes in operating procedures due to the COVID-19 pandemic, continued refreshment of the front entrance and clubhouse landscaping as well as stonework around the pool, updated interior of the clubhouse, hosting 15 food truck events, and sponsoring a Spring Cleanup Day. David also discussed some of the challenges that the HOA had experienced during the year including use of the basketball courts by non-residents and challenges with home maintenance by a few homeowners. In 2021, Phase 3 of the Pool refresh project will continue as well as resurfacing of the tennis courts.

- **Treasurer’s Report-** Joe Camerata presented the Treasurer’s report as shown below based on August 2020 statements.

	2019 Actual	2020 Forecast	2020 Budget
Net (loss) excluding Special Assessment	(\$21,559)	(\$4,019)	(\$16,580)
Starting Reserve as of January 1	\$68,195	\$46,636	\$46,636
Special Assessment	-	\$11,000	\$11,000
Ending Reserve December 31	\$46,636	\$53,617	\$41,056

The budgets for the larger scale projects for 2020 were reviewed. Financial statements are also available on the Stoney Brook website.

- **Committee Reports-**
 - *Pool Report-* Tom Clarke provided an update with the status of the pool and the changes made to accommodate COVID-19 regulations. Additional pool furniture will be purchased for the Spring 2020 reopening. The pool maintenance company was changed during the year to provide a higher level quality of service. Pool staff hired for the summer season were able to keep the pool monitored for homeowner use.
 - *Clubhouse Report-* Alexandra Fernandez shared that there were 12 rentals during the year, which was down in numbers due to COVID-19 restrictions. The interior of the clubhouse was repainted including the kitchen and bathroom cabinets. A new HVAC unit was installed during the year. The clubhouse is available for rental for \$75 to homeowners.
 - *Grounds Report-* Bill Bach shared the landscaping improvements that have occurred around the HOA property. He continues to work with local restaurants to bring food trucks to the association as well.
 - *ACC Report-* Mary Plant thanked the ACC committee for their efforts to support homeowners in processing their ACC requests as well as . She shared that homeowners are doing a great job investing in their properties and are working to improve the exterior of their homes. The design standards are being updated to

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reflect changes in relation to exterior painting of brick, use of artificial grass and posting of political signage. The design standards can be accessed through the Stoney Brook website.

2021 Budget

- Joe Camerata provided the 2021 Budget Proposal as listed below.

	2020 Forecast	2020 Budget	2021 Proposed Budget
Income	\$80,110	\$78,730	\$67,850
Total Expenses	\$73,129	\$84,310	\$89,010
Net Income (loss)	\$6,981	(\$5,580)	(\$21,160)
Year End Reserves	\$53,617	\$41,056	\$32,457

- A motion to approve the proposed 2021 budget was made and seconded. The budget was approved by all in attendance as well as proxies with no oppositions.
 - A budget of \$25,000 is proposed for the 2021 project of a resurfacing of the tennis courts as well as \$4000 for phase 3 of the pool furniture replacement.

2021 HOA Board Positions

- David Rauch reviewed the HOA Board positions and requested volunteers from the community to be involved on the Board or on committee membership.
- There were no nominations from the floor to the 2021 HOA board.
- David Rauch made a motion to accept the nominees presented. The motion was seconded and the board slate as listed was approved by the membership and proxies in attendance.

Questions & Comments

- Ron Finch asked for additional information about the 1 homeowner within the Stoney Brook community that was grandfathered into the neighborhood but is not part of the Stoney Brook HOA. The board will explore additional information in regards to a change of homeownership and future addition of the property to the HOA.
- Ron Finch shared a concern about the water system on the Stonington Drive side of the community. Michael Vogler shared historical information regarding the water system and communications with the city of PTC. Ongoing water issues continue to impact homes along Stonington Drive.
- Richard Carswell asked about the proposed changes to design standards and the process for approval. In addition, he asked about future expenses such as known expenses of the roof of the clubhouse as well as establishment of reserves in the budget to cover unknown capital expenditures. Furthermore, he asked about an initiation fee to the community for new homeowners as a source of revenue generation.

Adjournment

- With no other business, the meeting was adjourned at 8:36 pm.