



**Stoney Brook HOA Board Meeting**  
**January 18, 2020- 7:00 pm**

Agenda Item	Information	Notes
<p>Welcome            Call to Order            Establish Quorum</p>	<p>Final Meeting Agenda for Distribution            Approval of <a href="#">Minutes to the December 16, 2020 Meeting</a></p>	<p>The SBHOA Board met in a virtual format.            In attendance:            - Tom Clarke, President            - Jean Crouse, Secretary            - Danielle Palmer, AAC Chair            - Michael Vogler, At Large Member            - Joe Camerata, Treasurer            - Bill Bach, Grounds Chairperson            - Alexandra Fernandez, Clubhouse Chairperson            - Becky Christensen, Guest Speaker</p> <p>The meeting was called to order at 7:06 pm. The minutes from the December 16, 2020 virtual meeting were reviewed by board members prior to the meeting. A motion to approve the minutes was made by Bill Bach and was seconded by Joe Camerata. The minutes were approved by the board</p>
<p>President's Report</p>	<p>Updates</p> <ul style="list-style-type: none"> <li>● Survey feedback</li> <li>● <u>Guest speaker:</u>              Becky Christensen,              Realtor             <ul style="list-style-type: none"> <li>○ Factors in property values</li> </ul> </li> <li>● Property Management Company             <ul style="list-style-type: none"> <li>○ Role and Expectations</li> </ul> </li> </ul>	<p><u>Survey Feedback:</u>            Tom reviewed the "Guiding Principles" for the board as we prioritize items to be addressed by the board and to guide the board in making decisions.            Tom reviewed the results of a survey provided to the board regarding priorities of the board.            Top priority was Protecting Property Values and Community Investments. The board discussed barriers to partnering effectively with government resources and identified ways to increase partnerships with community resources.            Given the priority to protect property values, Tom invited Becky Christensen, SB resident and realtor to provide information about home values and the impact of homes going into disrepair and selling below market value.            Becky Christensen shared information about home issues that impact home values including values for price per square foot. Improvements above ground increase the value per square foot more than those below ground.            Over the past 12 months, Stoney Brook averaged approximately \$129 per square foot. When realtors pull comparables, they are pulled within the past 12 months.</p>

	<p>clarification</p> <ul style="list-style-type: none"> <li>● <a href="#">Board Meeting Calendar for 2021</a> <ul style="list-style-type: none"> <li>○ Suggestions for relevant topics</li> </ul> </li> </ul>	<p>Average home sale prices have increased since 2019. Becky shared that the SBHOA amenities and grounds help contribute to higher home sale prices for the price of the HOA fees. The current market in January 2021 has very low volume of transactions (17 current sales in 30269). Due to limited availability of contractors and handymen, homeowners who want to sell need to plan ahead for improvements.</p> <p><u>Property Management Company</u> The board discussed gathering additional information about the scope of work that can be expected from the property management company. The board discussed areas of service that can be improved and need to be addressed by CAM including an updated neighborhood contact list, support for new residents, etc. At a future board meeting, the board will review the contract with Lee Mason and additional services that are not being utilized.</p> <p><u>Board Meeting Calendar</u> The board reviewed the calendar for 2021 and topics for discussion for future meetings. Additional research is needed on some topics including different owners of property within the neighborhood.</p>
Treasurer's Report	<p>Income and Expense Summary- December 2020</p> <ul style="list-style-type: none"> <li>● <a href="#">SBHOA December Financial Statement</a></li> </ul>	<p>Joe shared the December Financial Statement and reviewed key areas relevant to the year end balance. The expenditures for 2020 came in below expectations which will support special projects in 2021.</p>
Pool & Clubhouse Reports	<p>Updates</p>	<p>Alexandra shared that she is continuing to work with contractors for repairs on the clubhouse but is also hindered by demand for contractor business. Alexandra also brought up the process of payment for clubhouse rentals and updates to the website that need to be clarified to streamline the process.</p>
ACC Report	<p>Updates</p> <ul style="list-style-type: none"> <li>● Roof repair- 108 Stonington Dr.</li> <li>● 410 Vanderwall</li> </ul>	<p>The board discussed areas where ACC regulations can be tightened up to help protect property values including issues regarding parking on the streets. The board discussed different properties in the neighborhood and the status of review following drive-by inspections from the property management company.</p>
Grounds Report	<p>Updates</p> <ul style="list-style-type: none"> <li>● Mail and Package Tampering <ul style="list-style-type: none"> <li>○ Surveillance signage</li> </ul> </li> </ul>	<p><u>Mail tampering:</u> Bill shared that there have been concerns reported within the neighborhood including misdelivered mail and stolen packages. The board discussed issues with the USPS and the current state of mail delivery within the neighborhood. The mailman suggested surveillance signage that may serve as a deterrent to mail tampering.</p> <p><u>Tennis Court Resurfacing:</u> Bill followed up on the quotes for the tennis court and will move forward</p>

		<p>with scheduling in late March or early April.</p> <p>The board will continue to be mindful of issues at the basketball court including loitering, trash, and loud use of the basketball courts.</p>
<p>Old Business New Business</p>	<p><u>New Business:</u></p> <ul style="list-style-type: none"> <li>● Front Entrance Sign</li> <li>● Newsletter <ul style="list-style-type: none"> <li>○ Suggestions for communication</li> </ul> </li> <li>● Facebook Page</li> </ul>	<p><u>Front Entrance Sign:</u> Please share any sign ideas with Bill for the message board at the front entrance..</p> <p><u>Newsletter:</u> The board agreed that quarterly newsletters will be sent out approximately every 3 months with updates for homeowners information.</p> <p><u>Facebook Page:</u> The board continues to maintain that the Facebook page for the neighborhood is not an official form of communication of the board and is not affiliated with the SBHOA. The moderator will provide guidelines for use of the page and encourage posts to inform and support neighbors.</p>
<p>Adjourn</p>	<p>Next Scheduled Meeting- February 22, 2021</p>	<p>The meeting was adjourned 8:52 pm.</p>