



Stoney Brook HOA Board Meeting

January 17, 2022 - 7:00 pm

| Agenda Item | Information | Notes |
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| Welcome Call to Order Establish Quorum | Approval of December 27, 2021 Board Meeting minutes | The board met in person and via video and audio conference. The meeting was called to order at 7:05 pm <u>In attendance:</u> <ul style="list-style-type: none"> ● Danielle Drouin Palmer, President, Clubhouse Chair, ACC Member ● Michelle Stewart, Secretary ● Richard Carswell, Treasurer ● Sameer Kapoor, ACC Chairperson ● Tom Clarke, Pool Chairperson, ACC Member ● Michael Vogler, At Large Board member |
| President's Report | Updates <ul style="list-style-type: none"> ● HOA initiation fee ● Board meeting calendar for 2022 | <ul style="list-style-type: none"> ● HOA initiation fee: Per CAM feedback, initiation fee is typical of similar communities & within board rights to adopt. Board voted unanimously to adopt a fee effective Feb 1, 2022. Draft of resolution to be reviewed and approved via email. |
| Treasurer's Report | Income and Expense Summary- December 2021 <ul style="list-style-type: none"> ● SBHOA December Financial Statement | <ul style="list-style-type: none"> ● Reviewed Treasurer report (2021 year end). ● Richard recommends converting the investment cash account to checking as this account is losing money (costs exceed interest). ● Board voted unanimously to approve the change and the report. |
| Pool & Clubhouse Reports | Updates <ul style="list-style-type: none"> ● Potential Girl Scout monthly weekday rental (resident) | <ul style="list-style-type: none"> ● Discussed weekday monthly clubhouse rental. ● Pool repair - detail quote in progress. ● Camera update project - in planning. |

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| | <ul style="list-style-type: none"> • camera system update • Electrical/lighting repairs at tennis court [pending] | <ul style="list-style-type: none"> • Electrical repairs and light switch relocation - in planning. |
| ACC Report | <p>Updates</p> <ul style="list-style-type: none"> • ACC Requests, Approvals and Violations | <ul style="list-style-type: none"> • Discussed ACC report. |
| Grounds Report | <p>Updates</p> <ul style="list-style-type: none"> • Gazebo could use a fresh look (paint/stain) | <ul style="list-style-type: none"> • Gazebo refresh tabled until after planned pool, camera & electrical repairs completed. Review expenses (actuals). |
| Old Business New Business | <ul style="list-style-type: none"> • New: electrical outlet issue at front entrance • New: fence repair by gazebo | <ul style="list-style-type: none"> • Requesting repair for front entrance electrical outlet issue during clubhouse service visit. • Action item: Danielle to inquire with the city about fence repair. |
| Adjourn | Next Scheduled Meeting- February 21, 2022 | The meeting adjourned at 8:15 pm. |
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| Post Meeting | Topic | Action Items |
| Meeting minutes Approval | Minutes from December 27, 2021 board meeting | Board approval for Dec 2021 meeting minutes via email. |
| Resolution for fee | HOA initiation fee resolution | Board review of resolution draft from CAM via email. |