

# Minutes - Stoney Brook HOA Board Meeting

January 9, 2023 - 6:05 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Approval of November 28, 2022 Board Meeting minutes	The board met in person at the clubhouse. The meeting was called to order at 6:05 pm. Meeting minutes from November: Approved.  <u>In attendance:</u> <ul style="list-style-type: none"> <li>• Tim Shaw, President</li> <li>• Richard Carswell, Treasurer</li> <li>• Michelle Stewart, Secretary</li> <li>• Sameer Kapoor, ACC Chairperson</li> <li>• Lynlee Garmon, Clubhouse Chairperson, ACC Member</li> <li>• Michael Vogler, ACC Member</li> </ul>
President's Report	Updates	2023 Priorities <ul style="list-style-type: none"> <li>• Security remains a high priority</li> <li>• Clubhouse renovations (exterior paint, bathrooms, floors outside). Work should start by late January.</li> </ul>
Treasurer's Report	Income and Expense Summary	<ul style="list-style-type: none"> <li>• High level review of 2023 top budget line items.</li> <li>• Water bill is back to the expected amount.</li> </ul>
Pool & Clubhouse Reports	Updates	<ul style="list-style-type: none"> <li>• Pump room: Pump seal was replaced late last year but did not resolve the issue. Rebuild of pump required.</li> <li>• Documented requirements for Security Upgrades submitted for board review. Solicit multiple estimates in January.</li> </ul>
ACC Report	ACC Requests, Approvals and Violations	<ul style="list-style-type: none"> <li>• Further discussion on recent approvals of painted brick &amp; stone. Propose edits to Design Standards. <ul style="list-style-type: none"> <li>◦ Draft new ACC application specific to exterior painting projects.</li> </ul> </li> <li>• Evaluate addendum/revision to Covenants or Bylaws related to long term parking on the street.</li> </ul>
Grounds Report	Updates	<ul style="list-style-type: none"> <li>• No change on water line/valve leak between Stonington &amp; clubhouse (water is off).</li> <li>• Leaning basketball goal needs repair.</li> <li>• City has been notified of multiple issues on drainage easements and cart path greenbelt clean-up. Awaiting commitment &amp; clean-up schedule from PTC.</li> </ul>

Location: Clubhouse meeting

Old Business New Business	Newsletter topics	Content for newsletter: <ul style="list-style-type: none"><li>• Draft newsletter to inform neighbors of recent vehicle incidents.</li></ul>
Adjourn	Next Scheduled Meeting - Mon, Feb 13, 2023	The meeting adjourned at 7:13 pm.

Footnote: Sameer called it - GA dominated the championship game 65-7.