

# Minutes - Stoney Brook HOA Board Meeting

February 13, 2023 - 7:05 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Approval of January 9, 2023 Board Meeting minutes	The board met in person at the clubhouse. The meeting was called to order at 7:05 pm. Meeting minutes from January: 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>• Stephen Gundersen, Grounds Chairperson, ACC Member</li> <li>• Lynlee Garmon, Clubhouse Chairperson, ACC Member</li> <li>• Michael Vogler, ACC Member</li> </ul>
President's Report	Updates	<ul style="list-style-type: none"> <li>• Clubhouse quote renewed: exterior paint &amp; bathrooms interior repair/paint approved to schedule work. Expect work to complete by the end of March.</li> <li>• Bathroom &amp; patio flooring work to be discussed further.</li> </ul>
Treasurer's Report	Income and Expense Summary	<ul style="list-style-type: none"> <li>• Discussed the overdue annual dues &amp; special assessments.</li> <li>• Exploring auto-pay options to facilitate timely compliance.</li> </ul>
Pool & Clubhouse Reports	Updates	<ul style="list-style-type: none"> <li>• Pump room: Rebuild of pump completed but not tested.</li> <li>• Access control upgrade proposal presented &amp; approved (key/PIN lever locks; RemoteLock service).</li> <li>• WiFi mesh upgrade proposal presented &amp; approved.</li> <li>• Video/audio monitoring proposal still under review.</li> <li>• Internet service provider change to be investigated.</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> <li>• ACC violation letters were recently sent from CAM.</li> </ul>

Grounds Report	Updates	<ul style="list-style-type: none"> <li>• Sprinkler water has been on for 30 days - need more time to evaluate potential water line/valve leak between Stonington &amp; clubhouse.</li> <li>• Leaning basketball goal was lifted, but needs more permanent repair.</li> <li>• Path repair (sinkhole) started by the city, but waiting for crushed rock to settle before asphalt.</li> <li>• Discussed pine straw for neglected areas.</li> </ul>
Old Business New Business	Newsletter topics	Content for newsletter: <ul style="list-style-type: none"> <li>•</li> </ul>
Adjourn	Next Scheduled Meeting - Mon, Mar 20, 2023	The meeting adjourned at 9:10 pm.