

Minutes - Stoney Brook HOA Board Meeting

March 20, 2023 - 7:05 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Approval of February 13, 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 February: Approved. <u>In attendance:</u> <ul style="list-style-type: none"> ● Tim Shaw, President ● Richard Carswell, Treasurer ● Michelle Stewart, Secretary ● Stephen Gundersen, Grounds Chairperson, ACC Member ● Michael Vogler, ACC Member
President's Report	Updates	<ul style="list-style-type: none"> ● Clubhouse refresh underway: exterior paint & bathrooms interior repair work. Expect work to complete by the end of March. ● Bathroom & patio flooring to be cleaned, not replaced. ● To Do: determine signage requirements (Private Property, Video Surveillance (recording, not monitoring), Pool Rules, Tennis Court Rules)
Treasurer's Report	Income and Expense Summary	<ul style="list-style-type: none"> ● Discussed the overdue annual dues & special assessments.
Pool & Clubhouse Reports	Updates	<ul style="list-style-type: none"> ● Pump room: Rebuild of pump completed but not tested. ● WiFi access point upgrade completed. ● Access control upgrade project underway (key/PIN locks; RemoteLock service): 2 lever locks purchased & licensed for testing. ● Video/audio monitoring proposal still under review. ● Internet service provider change to be investigated. ● To Do: discuss pool maintenance procedures for summer.
ACC Report	ACC Requests, Approvals and Violations	<ul style="list-style-type: none"> ● Further discussion on recent concerns.
Grounds Report	Updates	<ul style="list-style-type: none"> ● Shout out to Ron Finch who took the initiative to cut and clear debris from the drainage area on Stonington Drive. ● Bridge repair (same drainage area) is being scheduled. ● Planned pine straw for neglected areas. ● Path repair (sinkhole) started by the city, but waiting for asphalt completion.
Old Business New Business	Social Committee Newsletter topics	Social Committee <ul style="list-style-type: none"> ● Need new homeowner contact info for proper "Welcome" communication Content for newsletter: <ul style="list-style-type: none"> ● Banner for Graduates ● Clubhouse refresh underway

Location: Clubhouse meeting

		<ul style="list-style-type: none"> • Shout out to Ron Finch • Shout out to folks doing Spring Cleaning • Reminder for folks late on annual dues.
Adjourn	Next Scheduled Meeting - Mon, Apr 17, 2023	The meeting adjourned at 8:26 pm.

Minutes - Stoney Brook ACC Meeting

March 27, 2023 - 7:05 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Open ACC Meeting	<p>The board met in person at the clubhouse. The meeting was called to order at 7:05 pm.</p> <p><u>In attendance:</u></p> <ul style="list-style-type: none"> • Tim Shaw, President • Richard Carswell, Treasurer • Michelle Stewart, Secretary • Sameer Kapoor, ACC Chairperson • Lynlee Garmon, Clubhouse Chairperson, ACC Member • Michael Vogler, ACC Member • (voted in absentia) Stephen Gundersen, Grounds Chairperson, ACC Member
Contested ACC decision	Homeowner informally requested permission for Visitor to park RV short-term in driveway during July visit	<p>Split decision:</p> <ul style="list-style-type: none"> • 4 - No RV parking allowed at all • 3 - Follow PTC zoning rules (apply for RV Exception) <p>Tim to inform homeowner of board decision</p>
Adjourn	No additional discussion required	Meeting was adjourned at 7:30pm