

## Minutes - Stoney Brook HOA Board Meeting

April 17, 2023 - 7:06 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Approval of March 20, 2023 Board Meeting minutes	The board met in person at the clubhouse. The meeting was called to order at 7:06 pm. Meeting minutes from March: 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 Committee</li> <li>● Lynlee Garmon, Clubhouse Chairperson, ACC committee</li> <li>● Michael Vogler, at large</li> </ul>
President's Report	Updates	<ul style="list-style-type: none"> <li>● Clubhouse exterior wash &amp; paint completed.</li> <li>● ACC Committee refined to 3 members (Sameer, Stephen &amp; Lynlee). Design Standards will also be refined within 60 days.</li> </ul>
Treasurer's Report	Income and Expense Summary	<ul style="list-style-type: none"> <li>● Expenses are on plan. Water bill is normal for the season.</li> </ul>
Pool & Clubhouse Reports	Updates	<ul style="list-style-type: none"> <li>● Pool to open Friday, May 26 (Memorial Day weekend).</li> <li>● Pump room: rebuilt pump has been turned on and is not leaking.</li> <li>● Access control upgrade project underway (key/PIN locks; RemoteLock service): 2 lever locks &amp; 3 deadbolts to be scheduled for installation - gates require security panel welding &amp; closure springs.</li> <li>● Michelle to post a Google form to collect PIN code registrations from homeowners.</li> <li>● Video/audio monitoring Policy reviewed by CAM (legal review). Three corner light/camera units &amp; temporary surveillance notice signs to be ordered &amp; installed.</li> <li>● Security Committee established: Michelle, Stephen &amp; Lynlee.</li> <li>● Lynlee to document pool maintenance procedures for summer &amp; select Pool Assistants.</li> <li>● Tim to determine replacement signage requirements (Private Property, Video Surveillance (recording, not monitoring), Pool Rules, Tennis Court Rules)</li> </ul>
ACC Report	ACC Requests, Approvals and Violations	<ul style="list-style-type: none"> <li>● ACC requests, approvals &amp; violations</li> </ul>
Grounds Report	Updates	<ul style="list-style-type: none"> <li>● Bridge repair (Stonington Dr) is being scheduled (Tim).</li> <li>● Pine straw refresh completed.</li> <li>● New fence staining was completed.</li> <li>● Path asphalt (sinkhole) completed by the city.</li> <li>● Landscape lighting in front (outside curb) is out - requires an electrician (Stephen).</li> </ul>
Old Business New Business	Social Committee Newsletter topics	<p>Social Committee</p> <ul style="list-style-type: none"> <li>● "Welcome" meet &amp; greet with two new families.</li> <li>● Pool opening party weekend after Memorial weekend (Jun 4).</li> <li>● Summertime adult mixer on deck.</li> </ul> <p>Graduation banner was ordered. Website hosting extended 1 year. Content for newsletter:</p> <ul style="list-style-type: none"> <li>● <b>Action Required:</b> Register for PIN code access for pool &amp; tennis courts.</li> <li>● Pool opens Friday, May 26.</li> </ul>
Adjourn	Next Scheduled Meeting - Mon, May 15, 2023	The meeting adjourned at 8:27 pm.

Location: Clubhouse meeting