

Minutes - Stoney Brook HOA Board Meeting

May 15, 2023 - 7:00 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Approval of April 17, 2023 Board Meeting minutes	The board met in person at the clubhouse. The meeting was called to order at 7:03 pm. Meeting minutes from April: 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 Committee ● Lynlee Garmon, Clubhouse Chairperson, ACC committee ● Michael Vogler, at large
President's Report	Updates	<ul style="list-style-type: none"> ● Updates by section
Treasurer's Report	Income and Expense Summary	<ul style="list-style-type: none"> ● Moved \$75k from checking to investment account to maximize interest income. ● Two home sales in the past month, two on contract, two others on the market.
Pool & Clubhouse Reports	Updates	<ul style="list-style-type: none"> ● Pool to open Friday, May 26 (Memorial Day weekend). ● Pool pump repair checked (still good) ● 7 pool assistants meeting with Lynlee on Thur, 5/18, to review the opening plan ● Security access project: <ul style="list-style-type: none"> ○ 1 lever lock installed on clubhouse side door ○ Access provisioning tested with clubhouse door ○ Steel lock box ordered for pool gate ○ Seeking mobile welder to install lockbox on pool gate ○ Google form to collect PIN code registrations from homeowners (47 responses to date). ● Video/audio monitoring project: <ul style="list-style-type: none"> ○ Phase 1 completed (3 corner fixtures installed & configured). ○ Phase 2 (parking light) is next. ○ Board agreed on a Ring Protect subscription (\$200/annual).
ACC Report	ACC Requests, Approvals and Violations	<ul style="list-style-type: none"> ● ACC requests, approvals & violations ● ACC emails with attachments are not received consistently. Michelle to do some testing & troubleshooting.
Grounds Report	Updates	<ul style="list-style-type: none"> ● Bridge repair (Stonington Dr) is being scheduled (Tim). ● Electrical outlets in front (outside curb) are out - requires an electrician (Stephen).
Old Business New Business	Social Committee Newsletter topics	Social Committee <ul style="list-style-type: none"> ● Pool opening party weekend after Memorial weekend (Jun 4). ● Summertime adult mixer being planned. Content for newsletter: <ul style="list-style-type: none"> ● Action Required: Register for PIN code access for pool & tennis courts. ● Pool opening party announcement (Sat, June 3).
Adjourn	Next Scheduled Meeting - Mon, June 19, 2023	The meeting adjourned at 8:15 pm.