

**Minutes - Stoney Brook HOA Board Meeting**

August 21, 2023, 7pm

<b>Agenda Item</b>	<b>Information</b>	<b>Notes</b>
Welcome Call to Order Establish Quorum	Approval of July 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 July: 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> </ul>
President's Report	Updates	Follow-up on road paving aftermath: equipment damage on parking area; Tim discussed with contractors & will discuss with city. Remaining projects for 2023: <ul style="list-style-type: none"> <li>● Tennis WiFi locks (installation)</li> <li>● Striping for pickleball (possible)</li> </ul>
Treasurer's Report	Income and Expense Summary	<ul style="list-style-type: none"> <li>● overall running under budget (to date)</li> <li>● water bill seems high again; will keep an eye on sprinklers, pool &amp; water feature utilization</li> <li>● Discussed draft of 2024 budget</li> </ul>
Pool & Clubhouse Reports	Updates	<ul style="list-style-type: none"> <li>● Pool minders are doing a great job! Board discussed adjustments &amp; improvements for next year.</li> <li>● Security access project: <ul style="list-style-type: none"> <li>○ WiFi locks on pool gate &amp; clubhouse are operating as expected. There are frequent offline/online events - Michelle will check for WiFi signal boosting.</li> <li>○ Tennis court locks to be scheduled for installation in September.</li> </ul> </li> <li>● Video/audio monitoring project: <ul style="list-style-type: none"> <li>○ All Ring security lights/cameras are installed and configured.</li> </ul> </li> </ul>
ACC Report	ACC Requests, Approvals and Violations	<ul style="list-style-type: none"> <li>● Overview discussion on ACC requests, approvals &amp; violations.</li> <li>● Some violations are not getting follow-up - ACC to follow up.</li> <li>● Some large projects are not on schedule and may not be according to the approved plans - ACC to follow up.</li> </ul>
Grounds Report	Updates	<ul style="list-style-type: none"> <li>● no material updates</li> </ul>
Old Business New Business	Social Committee Newsletter topics	Social Committee <ul style="list-style-type: none"> <li>● no update</li> </ul> Content for newsletter: <ul style="list-style-type: none"> <li>● pool closing Monday, Sep 25</li> </ul>
	Next Scheduled Meeting - Mon, September 18, 2023	Meeting adjourned 8:46pm