

## Minutes - Stoney Brook HOA Board Meeting

August 19, 2024, 7:00pm

| Agenda Item   | Notes  |
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| <p>Welcome<br/>Call to Order<br/>Establish Quorum</p> | <p>The board met in person at the clubhouse and Google Meet.<br/>The meeting was called to order at 7:04 pm.</p> <p><u>In attendance:</u></p> <ul style="list-style-type: none"> <li>● Richard Carswell, President &amp; Treasurer</li> <li>● Michelle Stewart, Secretary</li> <li>● Sameer Kapoor, ACC Chairperson</li> <li>● Stephen Gundersen, Grounds Chairperson, ACC Committee</li> <li>● Regina Valdez, Clubhouse Chairperson</li> <li>● Michael Vogler, at large</li> </ul> <p><u>Not in attendance</u></p> <ul style="list-style-type: none"> <li>● N/A</li> </ul>        |
| <p>Meeting Minutes</p>                                | <ul style="list-style-type: none"> <li>● Meeting minutes from 5/20/24 meeting: Approved.</li> </ul>  |
| <p>President /<br/>Treasurer Updates</p>              | <ul style="list-style-type: none"> <li>● Three homes currently on the market.</li> <li>● Motion passed unanimously to increase HOA initiation fee (currently \$1,000 on home sale) to \$2,000 effective Jan 1, 2025.</li> <li>● Re: reported sporadic water pressure issues in the neighborhood. No known root cause discovered by county or plumber - possibly due to supply-demand during drought conditions.</li> <li>● Water bill appears to be high again; may be due to elevated pool and sprinkler activity.</li> <li>● Action Item: Draft 2025 budget [Richard]</li> </ul> |
| <p>Clubhouse &amp; Pool<br/>Updates</p>               | <ul style="list-style-type: none"> <li>● Pool has been well utilized &amp; maintained through the summer.</li> <li>● Motion passed unanimously to set pool closing at Sun, Sep 8 (end of day).</li> <li>● Proposal to explore upgrading the Ring subscription (from "Plus" to "Pro") to support smart devices (smoke/CO sensor, thermostat, timer switch).<br/>Motion passed unanimously to explore Ring Protect Pro subscription and estimate cost of devices to manage thermostat, tennis light smart switch &amp; smoke/CO detection. [Michelle]</li> </ul>                     |
| <p>Grounds Updates</p>                                | <ul style="list-style-type: none"> <li>● Action Item: Contact city to request erosion control &amp; fence protection on cart path along creek between Redding Ridge &amp; Stonington Dr. [Stephen]</li> </ul>  |
| <p>ACC Updates</p>                                    | <ul style="list-style-type: none"> <li>● Lots of summer projects &amp; tree work in the neighborhood over the summer</li> <li>● Discussed major visible renovations stalled on 124 Stonington Dr. Homeowner missed multiple self-planned deadlines over more than 2 years. Motion passed to send letter to homeowner and begin fines.</li> <li>● Discussion topic: How should the HOA protect against major renovation delays in the future?</li> <li>● Action Item: Investigate dumpster &amp; port-a-potty in driveway at 123 Stonington Dr. [ACC]</li> </ul>                    |
| <p>New Business</p>                                   | <p>Recommend 2025 improvements:</p> <ul style="list-style-type: none"> <li>● Mill &amp; resurface basketball/parking area</li> <li>● Landscape hill front of parking (beside clubhouse)</li> <li>● Smart watering system</li> </ul>  |
| <p>Newsletter Topics</p>                              | <ul style="list-style-type: none"> <li>● Announce pool closing date</li> <li>● Reminder to turn off tennis court lights before 10pm</li> <li>● Remind all family members utilizing path system to secure litter</li> <li>● Props to those using the clubhouse on responsible usage &amp; cleanup!</li> </ul>   |

Location: Stoney Brook Clubhouse & Google Meet

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| Adjourn | Next meeting is scheduled for Mon, Sep 16.<br>Meeting adjourned 8:35 pm |
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