

STONEBROOKE COMMONS PROPERTY OWNERS' ASSOCIATION, INC.

Minutes

January 8, 2025

Location: *The Clubhouse*, 1910 Cottage Grove Way Cumming, Georgia 30040

Carol Ulmer – President **present**
Joe Brown – Vice President **absent**
Judith Peters – Secretary **present**
Enisa Nalic – Member at Large **present**
Bala Guruswamy – Member at Large **absent**
Kate Dymond – Member at Large **present**
Hank Shumate – Member at Large **present**

Call To Order- 6 pm

Roll Call/Quorum – see above

Approval of Minutes- approved

Approve Financial Reports including Aging- November approved

ARC Request none

Homeowner Forum (10 minutes) (definition: homeowners are allowed to speak at this time to express concerns they might have. They may stay for the agenda portion of the meeting, but they are **not allowed to contribute to the meeting**. If any discussion needs to be in private, away from guests, it will be held at the Executive session at the end of the prepared agenda, after the homeowners have left.

Minutes

1. Christmas lighting contest update– Hank and Kate
Kate informed Board of her experience with the Christmas lighting contest. She was pleased that more of the one level homes participated, and she did an excellent job with the Christmas gathering that everyone who attended enjoyed very much. Hank said that the gifts for children were well received as they had 5 families who had nothing before our donation which was awesome. Kate regretted a few things that “slipped through the cracks” such as signs about the event and we discussed whether it was wise having the party the week before Christmas. None of the winners were at the party. We had a few complaints, and after extensive discussion, the Board decided to stop the lighting contest in the near future. The idea will be revisited in a year or two.
 2. Update on lease restriction amendment-Carol
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We have a plan for our third and, I hope, final attempt to get this passed. Letters went out to all home owners explaining that all homeowners will be grandfathered in and have the opportunity to lease their homes as long as they own it. Once the home goes on the market, it will no longer be eligible to be a leased property until our overall lease rate is down to 25%.

Our event will take place on January 28th, 28th and 29th, 5-8 each day at the clubhouse. All home owners will have received a notice by mail, which were sent out already and should be received any day. Homeowners will come in and be able to give their permission for the lease restriction, then have two opportunities to get cash rewards. The first will be to spin a wheel which will determine the amount of the prize they will immediately receive, and the second will be to put their name in for a drawing to receive 1|4 of a years' HOA dues!

When discussed among neighbors, please remember that this is a very positive move for our community. Large companies are coming in, buying our homes and leasing them out. We want to stop that.

3. AT&T plans for the fiberoptics that will be installed in our community -Carol
We are currently doing our due diligence on what this all means for our community. You will receive more information as we receive it.
4. Sign up for trash duty.
The sign-up sheet is posted in the refrigerator and Carol and Judy will do the months that the pool is closed.