

STONEBROOKE COMMONS PROPERTY OWNERS' ASSOCIATION, INC.

Minutes

January 14, 2026

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

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

Call To Order- 6:02

Roll Call/Quorum – see below

Approval of Minutes- approved

Approve Financial Reports including Aging- November was approved, December was not available

ARC Request

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 from January Meeting

- The POA Officers will remain the same:
Carol – President
Joe – Vice President
Judy – Secretary
 - Bala and his brother attended the meeting to discuss Social Committee. They were approved and it is up to that committee to coordinate any activities they want to do. **It also includes the set up and the clean up after each activity which will be the responsibility of the organizers.**
 - Yard Sale date has been set – Saturday, March 7th, 9am to 2pm. Carol has graciously volunteered to handle it.
 - Starting with the new year, each set of minutes will also include old news at the start of each set of minutes to remind Board members of things that have been discussed in the previous meeting.
 - The Board discussed proactive measures as opposed to reactive measures to
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the lease amendment that we passed back in March of 2025. We had a consensus that it is imperative with the information we got from our attorney that it is okay to put it on the website and we're a lease restricted community and also to put up a sign on the front entrance gate.

- The trash sign-up sheet has been posted on the refrigerator, and trash duty includes all trash removed from the kitchen, the bathrooms, the office and the workout room.
- The new year will include a Spring Newsletter to all residents in the community. The letter will include a reminder to make sure their lots are cleaned up, their houses pressure washed if needed, their garbage cans tucked away in an area not visible to the street, etc.
- **AN ANSERING SERVICE HAS BEEN APPROVED FOR STONEBROOKE TO BE USED ONLY IF THE GATE IS MALFUNCTIONING.**
- The informative signs around the pool area will remain the same.
- The common areas around Stonebrooke will be pressure washed in March or April.
- A Manuel on all things "Stonebrook Commons" is being compiled by Carol and Amber. Thank you, ladies, for the excellent work. It is scheduled to be completed by the March meeting.
- Our shredding event has been scheduled for April 18th, 2 hours, 10am to noon.

The meeting ended at 6:40
