

STONEBROOKE COMMONS

STONEBROOKE COMMONS POA, INC.
MEETING MINUTES
NOVEMBER 13, 2024

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

Attendees:

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
Hank Shumate – Member at Large-present

Call To Order- 6 pm

Roll Call/Quorum – yes, see above

Approval of Minutes- approved

Approve Financial Reports including Aging- September approved

ARC Request – none

There was an issue with water leakage at 2420 Gatewater Court. Because of where the leakage is, the city is going to help correct the issue.

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.

AGENDA

1. Irrigation regulator – Hank
Hank knows where the meter is at the front entrance area and will shut it off.
2. Christmas lighting contest update– Hank and Kate
Hank and Kate gave an update on their plans for this event in the neighborhood. The party where the prizes will be handed out and coffee and treats will be shared. Reminder: please bring an unwrapped gift for a child to donate. New signs will be distributed through out the community to remind members of this event.
3. Update on lease restriction amendment-Carol
We will give it another try but not until after the new year. All approved the new amendment which provides all current owners of property to rent it our if they so

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choose. Once the property is sold, making it a rental will not be an option unless the community is under the 25% rental limit.

4. Update on GDOT – Carol (this will answer Bala’s question)

The work has started on highway 19 and there is a large building being constructed on the corner of Pendley. It is primarily a distribution center and there is concern about the traffic problems that will occur with large trucks going in and out. Regretfully, we have no more information on the projected plans for the entrance and exit to our community.

5. Proposal to cancel December meeting-Carol

Approved. Our next meeting will be the second Wednesday in January.

6. Discuss Corporate Transparency Act and how it will affect not-for-profit HOA/POA-Carol

All members must be enrolled as there is a very harsh penalty for those that don’t. I will admit it is a little confusing to enter the required information but, thanks to Carol, mine is done. It is mandatory for all Board Members to comply and if you are having trouble, please come up to the clubhouse and we will help you. This is very important. We have also enlisted the help of our attorney in this matter.

In Addition:

Kate will now be in charge of notifying and sending appropriate condolences to any member of the community who has experienced a death in the family.