

STONEBROOKE COMMONS

MINUTES
STONEBROOKE COMMONS HOMEOWNERS' ASSOCIATION, INC.
2022 ANNUAL MEETING
OCTOBER 15, 2022

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

Board: Carol Ulmer, President -present
Joe Brown, Vice-President -present
Judy Peters, Secretary - present
Eniska Nalic -incoming treasurer

Attendees: Stonebrooke Commons Homeowners

Minutes

Sign-In: Registration began at 9:30 am. Meeting started promptly 10:00 am.

Establish Quorum – 20 percent of our community did not attend so quorum was not established

Call Meeting to Order: Carol Ulmer – The meeting was called to order at 10 am.

Minutes: Approval of 2021 Annual Meeting Minutes – the minutes from last year's meeting were handed out at the meeting and reviewed by attending members. They were approved.

The annual meeting will go through the items on the agenda first. When we complete it, The Board will answer all questions presented to them. There will be a list of concerns stated at the end of the minutes and remedies the Board could provide.

Information and Community Updates:

2022 Recap

1. Mulch was installed throughout the community instead of pine straw this year. It was originally installed in the common areas so the community could approve or disapprove of it and it was approved by the entire community. Everyone seemed pleased with this addition,
2. The paint on the asphalt was refreshed to better see and abide by all the lines for the community's safety.
3. The entrance and common areas were pressure washed.
4. The leak through the roof which came through to the ceiling in the clubhouse was repaired and the ceiling was repaired and repainted. This vendor did an excellent job.

STONEBROOKE COMMONS

5. The flower beds in the common area were upgraded with some shrubs removed. Also, the big sign to the left of the entrance was removed.
6. The fitness center continually needs repairs to the machines. The Board decided, and heard, misuse of the weights in the room, crashing to the floor and onto the machines, etc. This has become a very costly service we provide. The Board voted and decided to remove the weights to limit the misuse. We do have a mat/bench in the weight room if you want to bring your own weights, but remember to take them home with you when you leave.
7. We continue to contract the services of pest control which has considerably reduced our pest problem.
8. We will again have holiday lighting on the Clubhouse and the entrance. There will be no holiday get together.
9. Copies of our covenants are always available.
10. If you are planning to make any improvements to the outside of your home or lot, you will need to fill out an ARC form and submit it to CMA and receive our approval. The form is available on our website.
11. Information on the widening of Hwy 9 seems to have stalled. We will forward any information to you when we receive it.
12. We have a new CMA representative assigned to us. Her information is as follows:
Michelle Shuler, CMA Representative – Phone number: 404-835-9156 email: mchular@cmacommunities.com
If are having trouble getting a response, please add carol@stonebrookecommons.org or judy@stonebrookcommons.org to your email and we will help.
13. The financials were reviewed and shared with all attendees. We are in good financial shape. As such, we will not be increasing the monthly dues. Of course, that can always change if we have a catastrophic event in the neighborhood.
14. We only had one new gentleman interested in joining us on the Board and his name is Bala Guruswamuy. Next years' Board will consist of Carol Ulmer, President, Joe Brown, Vice President, Judy Peters, Secretary, Eniska Nalic, Treasurer, and Bala Guruswamuy, Member At Large. We still have 2 open spots, so if anyone is interested, please let us know. The monthly meetings are the second Wednesday of each month, in the clubhouse at 6 pm

The official meeting was adjourned at 10:16

From now on, the minutes of all meetings will be posted on the web site along with updates.