

STONEBROOKE COMMONS

**STONEBROOKE COMMONS HOMEOWNERS ASSOCIATION, INC.
2022 NOVEMBER MEETING
NOVEMBER 9, 2022 6 PM**

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

Carol Ulmer – President
Joe Brown – Vice President
Judith Peters – Secretary
Vacant – Treasurer
Enisa Nalic – Member at Large
Balasububba Guruswamuy, – Member at Large
Ashley Gavens – Member at Large

Call To Order- 6:05

Roll Call/Quorum – All present

Approval of Minutes- Approved September meeting minutes

Approve Financial Reports including Aging- not available

ARC Request – approved for tree removal 2780

Homeowner Forum (10 minutes) none

AGENDA

1. We need to get new heating and air systems, 19 years old. Coolray was out this week to service the two units. Our current units can no longer get the freon necessary to run the ac. We need to get quotes and get this accomplished before Spring.
The job of getting quotes to replace the heating and air-conditioning units was given to Judy. She will get multiple bids.
2. Advise Michelle all final violation notices must be sent certified mail, with return receipt requested. The Board has voted and approved all final notices before charging fees will be sent to homeowner and require a signature. (Certified mail)
3. Trash can street placement.
The trash from the clubhouse needs to be placed on pick-up day on the other side of the street to accommodate the new procedure for pick up,
4. Update from Michelle on violations. Please separate how many are in 1st, 2nd, and final notice

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Complaints have been made that residents are not receiving the notices so we need to keep better track of the violation letters and will proceed with the Certified Mail for the final notice as described in #2 above.

5. Update from Michelle on legal cases
Because of the new system CMA has installed, Michelle was unable to provide information to this and #6.
6. Update from Michelle on aging
See #5
7. Remove Judy's name on debit card
Judy's name and phone number will be removed from the Stonebrooke credit card.
8. CMA process of responding to an email. Problem on multiple emails sent and no response because no phone number was available. What is the process?
Michelle stated that her workload at this time is overwhelming and she will continue to try harder.
9. Schedule shredding event
The Shredding event will be scheduled by Judy on March 18th.
A garage sale will also be scheduled in April.
10. Clubhouse rental
Due to the violations of rental agreement, the Board will be clear that all instructions and rules are followed.
11. Approve landscaping
Complaints given by residents at the annual meeting regarding the inability to see at specific intersections by motorists resulted in a request for Landscaping to cut down certain bushes.

Additional item: the work done in front of Enisa's house, which let an unsightly mess, will be fixed. Joe is in charge.

No Executive Session was necessary

Next meeting will be Wednesday, December 14, 2022 6pm