

STONEBROOKE COMMONS

STONEBROOKE COMMONS HOMEOWNERS ASSOCIATION, INC.

2023 FEBRUARY MINUTES

FEBRUARY 8, 6 PM

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

Carol Ulmer – President-present

Joe Brown – Vice President-present

Judith Peters – Secretary-present

Enisa Nalek – Treasurer-present

Bala Guruswamuy, – Member at Large-absent

Ashley Guyens – Member at Large-absent

Vacant – Member at Large

Call To Order- 6 pm

Roll Call/Quorum 4 members present

Approval of Minutes- approved

Approve Financial Reports including Aging- approved

ARC Request – 1 request was received by email for a new roof and was approved

Homeowner Forum (10 minutes) none

1. Shredding event is scheduled for Saturday, March 11, 10 am to 1 pm.
We will be serving coffee and donuts- Judy will make the coffee and Carol will provide the donuts. Carol is ordering signs for the shredding event.
2. Schedule trash cans:
Carol will finish February, Eniska will do March, Joe will do April, Bala will do May, Ashley will do June, Judy will do July
Remember, the trash cans have to be moved to the other side of the street for garbage pick-up.

AGENDA

1. Violations – Carol
Since CMA converted over to a new program, the violations have jumped to exorbitant amounts with some reaching \$10,000! 10 accounts have been sent to the attorney. We requested a very detailed report of those from CMA so that we can discuss what action should be taken regarding these unrealistic expectations of our residents.
 2. Mulch Bid – Carol
Carol and Joe are searching for bids to see if the bid we got from our landscapers is in sync with other companies. Also, they sent us a bid for lime for our lawns. We decided to not spread lime last year and have put it on hold again for this year.
 3. Contract – Carol
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We sent the contract to our attorney and he suggested a couple of changes. CMA refused to make those changes so we are holding off on signing the contract for now.

4. Monthly Meetings – Judy and Carol

Our monthly meetings with CMA have gone viral, Michelle will no longer be attending in person. We chose not to dial her into the February meeting.

5. Discuss Whatsapp social activities – Bala

Bala was absent

6. Paint front gate, new signs on call box, houses need pressure wash, cars in parking lot – Joe

Joe has taken on the project of getting the above items that need painting done. The pressure washing will wait until later in the spring since that is when a lot of green “stuff” settles on the fences. The cars parking in the lot are not allowed and Judy has ordered new warning signs for the cars when needed. Also, when you see paper signs alerting entrants that a dog is missing, that something is for sale, that a cat is missing, etc., just remove them.

7. Street sign poles need painting – Ashley

Joe has also added this.

Executive session – none needed

Next meeting, March 8, 2023



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