

STONEBROOKE COMMONS

STONEBROOKE COMMONS HOMEOWNERS ASSOCIATION, INC.

2023 MAY MINUTES

MAY 10, 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-present
Ashley Gavens – Member at Large-present by phone
Vacant – Member at Large

Call To Order - 6:00 pm

Roll Call/Quorum

Approval of Minutes - approved April minutes

Approve Financial Reports including Aging - March financials were approved

ARC Request – none

Homeowner Forum (10 minutes) - none

1. Update on paint front gate, new signs on call box, houses need pressure wash – Joe
We have received many compliments on the paint on the clubhouse and the street signs and the entire neighborhood. Thank you, Joe!
2. Violations – review and establish new violation procedure.
We have determined that the original letters sent from CMA are too complicated, long, and basically “unfriendly” to our residents. Also, as an example, after \$25 a day, being penalized for the incorrect numbers on their mailboxes, eventually amounting to thousands of dollars, we felt it was in our neighborhoods’ best interest to come up with a different plan.
We are instituting a new 2 letter process, the first to inform the owner that a violation on their property has occurred, what it is and could they please fix it in 14 days. The second is a “self-help” letter, which will be sent certified mail, letting them know that the violation has not been fixed and the HOA will fix it. The cost will be charged to their account.
Michelle will no longer be doing drive throughs to determine violations. Board members will take on that responsibility, but the letters themselves will be sent out by CMA.

3. Pool Party

May 20th is the 20-year anniversary of our community. We will be having a pool party, free food by Hot Dog Ninja, free drinks, free ice cream, and a cake to celebrate. Every household was invited, signs have been posted and we expect a big turnout. Bala is in charge of the drinks and the ice. Carol will get the cake. All Board members are expected to attend and be visible to our residents. (except for Judy)

4. FHRA – Forsythe Homeowners Representative Alliance

This is an organization that brings together HOA Board members to share news and ideas across Forsyth County. Carol and Ashley will join for our community.

5. CDARS

We finally received the long-awaited proof of the Certificates of Deposit that we requested CMA to set up with our bank for us to make sure our money is safe. With a few banks falling on hard times, we felt a little more security was necessary. Thank you, Carol.

6. Comcast

Comcast has finally been paid and we are now set up on an autopay system so that our account will be current at all times.

7. ARC Requirements

Carol and Joe found another shingle that significantly matches the Owens Corning Driftwood that has been put on our homes in the past. The shingle has a 30-year warranty and this new shingle has a lifetime warranty. So, we now have 2 options:
Owens Corning Driftwood
CertainTeed Landmark Weatherwood.

This new information will be put on our ARC request so owners know that they have another option.

8. Collections

This information was provided in @2 above.

9. Holiday Decorations Competition

The HOA Board is having a Holiday Decorations Competition, with prizes, and we will be purchasing new decoration for the entrance to help promote a time of joy and happiness.

Executive session-not necessary

Adjourned 6:45 pm

Next meeting, June 14, 2023
