

# STONEBROOKE COMMONS

STONEBROOKE COMMONS HOMEOWNERS ASSOCIATION, INC.

2023 JUNE MINUTES

JUNE 14, 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  
Kate Dymond– Member at Large-present

**Call To Order**-6 pm

**Roll Call/Quorum** All members present (woohoo)

**Approval of Minutes**-approved

**Approve Financial Reports including Aging**- Approved April financials

**ARC Request** – There were 2 ARC requests that were discussed. One was the outside paint and one was for an addition for a sun room at the back of the house. Both were given to Joe, our resident expert on such items, and he is going to contact the owners and discuss each with them. Thanks, Joe.

**Homeowner Forum (10 minutes)** none needed

## OLD NEWS

1. Violations – review and establish new violation procedure-nothing new to discuss
2. Pool Party – was a grand success and residents are still commenting on how wonderful it was,
3. Invoice and reimbursement procedure. No discussion needed

## AGENDA

1. Review procedure for getting rid of and replacing all the dead shrubs in the neighborhood. Cody has been told to just mow down the dead shrubs and cover with mulch at this time. We are making an effort to cut down expenses.
2. Update on CMA  
CMA has basically been relieved of all their duties except for the financials and sending out violation letters. They do not have the option to contact our attorney for anything, they must go through the HOA for information.
3. Aging

We currently have only 4 homeowners at the attorney.

We have deleted all access to amenities, and in doing to, notifying tenants that they must contact the owner of the home and see why. In doing that, we have eliminated some of the past due amounts. Thank you, Carol.

4. New Board Member

Welcome back Kate Dymond. She was an excellent member and due to business expectations, had to quit for a time but she is now back. (another woohoo)

5. Decide on date for the annual meeting

We decided on a date for the annual meeting, Saturday, October 14th, sign in starts at 9:30 am and the meeting will start promptly at 10 am. All hands-on deck is expected. We will serve coffee and donuts.

6. Financials

A copy of the April financials is available in the office for future reference if needed.

7. Emails – a reminder to all to please acknowledge you have received an email even if you have no input.

In addition, the entire Board was given a new confidentiality agreement to read and sign. With our increased responsibility in the day-to-day workings of the HOA and the community, it is imperative that we all keep quiet about what is happening at the meetings and know that we cannot go out on our evening walks and discuss these things with neighbors we pass by.

Also, now new project will be discussed or put into place at this time. We have spent a lot of money on the new heating and air conditioning systems, the painting of the clubhouse and all the stop signs etc. throughout the neighborhood. We are going to reserve any unnecessary projects for the new year.

There will be no July meeting because of many summer activities that will not allow our Board to congregate so the next meeting will be in August.

Executive session not needed

Next meeting, August 9, 2023

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