

# STONEBROOKE COMMONS

STONEBROOKE COMMONS HOMEOWNERS ASSOCIATION, INC.

2023 AUGUST MINUTES

SEPTEMBER 13, 2023

**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 (second offense)**

Ashley Gavens – Member at Large **present**

Kate Dymond – Member at Large **present**

**Call To Order- 6:01**

**Roll Call/Quorum -see above**

**Approval of Minutes-approved**

**Approve Financial Reports including Aging- July minutes approved**

**ARC Request – none**

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

## OLD NEWS

1. Violations - third letter for violations - mailboxes sent out  
12 letters were sent out and 4 responded that their boxes were fixed. Judy and Carol rode around the community and verified those still unacceptable and discovered 1 that was missed and that notice was sent by Chris. Once Chris has confirmed with each resident who has not fixed their mailbox, we will contact Mailbox Joe take care of it and the bill will be added to the HOA accounts of each address requiring his services.
2. Annual meeting – October 14<sup>th</sup>, required attendance. Need to assign coffee, donuts, chairs and sign in for residents. (set-up and ready at 9:30)  
Joe will take care of setting up chairs for the meeting, Kate will make the coffee, Ashley will pick up the donuts, Enisa will take care of signing people in.

## AGENDA

1. Gate Problems- self-controlled gate opener  
Tony was here from Control Access and indicated it was the batteries that were the problem. This seems to be an ongoing issue and we are looking into a new system that would allow us to eliminate the problem. Our need seems to be immediate since in a matter of 2 days, after it was supposedly fixed again, the gate stopped working. So, the gates are now open and will not be closed until we have a solution.
2. Volunteers for clubhouse rentals  
We had a couple of board members interested in handling the rentals – Enisa will be handling the September rental and Carol has sent her all the information.
3. G Dot  
The letters did not refer to anything we are doing but did let us know that the work seems to be starting in the new year. Remember, there will be no exit to the left from our community after the work is completed.
4. Community rentals now equal 34% as of 9-1-23  
This is just information – we made a diligent effort to restrict it to 25%, but needed consent from the homeowners which we were not able to obtain.
5. ALG – cost and flowers  
The cost for the fall flowers was about double what we were willing to pay, and again included the webbing for the deer out on the road, and expensive flowers. Were able to let them know that we would only sign a contract for half that amount.
6. Control Access  
We have been very disappointed with the supposed repairs they made to the gate and will be looking into alternatives. It will be expensive but is completely necessary ASAP.
7. Report of kids jumping the pool fence at night  
We have a notice that is supposed to broadcast that the pool is closed after 9pm and Joe is going to check into why it didn't respond when the incident(s) occurred.

Executive session if needed -not needed

Next meeting, Annual Meeting, October 14, all hands-on deck.