

STONEBROOKE COMMONS

2023 November Meeting

November 7, 2023, 6:00 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-absent

Bala Guruswamuy – Member at Large-present

Ashley Gavens – Member at Large-present

Kate Dymond – Member at Large-present

Call To Order – 6:00 PM

Roll Call/Quorum – see above

Approval of Minutes – minutes from October meeting approved

Approve Financial Reports including Aging – not ready

ARC Request – none

Homeowner Forum (10 minutes) – none

AGENDA

1. Pool cover

Our pool cover is no longer safe and does not meet the requirements by the state for safety. Patrick, our pool man, has ordered a new one, exactly the same as the old, which will save us some money because all the stabilizing attachments will be the same.

2. Gates

The gates have had a number of “systems” go out in its workings, which can be expected in one that is over 10 years old. It has the community open to unwanted visitors, Luckily, we have been told that all the parts needed to basically give us a new, working unit have arrived

at Control Access and will be installed the week of November 13th. After an unfortunate incident in the neighborhood, we hired an off-duty policeman to be on guard the night of November 12-13, deterring any more unwanted guests.

3. Rentals

We have a few rentals of the clubhouse through the end of the year and Board members have volunteered for each event,

4. Trash

Trash cans taken to the curb for weekly pick up will be taken care of by volunteer Board members through January, 2024.

5. Violations, Self-Help

Our new process for violations seems to be working. We are currently on the last of it, with hired landscape personnel handling the last of the items that were not taken care of by homeowners. These items include dead tree removals and shrubs, etc, and the cost of each item will be billed to the homeowners when the job is completed.

6. Aging

We are currently doing very well with having the overdue HOA charges being paid. Our outstanding balance is considerably less than at the beginning of the year.

7. Christmas Event

The neighborhood decorations are going up and people seem excited about the competition. Make sure all your decorations are hung and lit the weekend of December 8th. We will be having outsiders voting on the best outdoor decorations and on December 10th, from 5pm to 6pm, we will have a "Mingle and Jingle" celebration at the clubhouse with the community invited to mingle, have dessert snacks and coffee, and have the prizes for the best outdoor decorations handed out. First place is \$500, second place is \$300 and third place is \$200. We hope everyone in the neighborhood participates and enjoys this new holiday activity at Stonebrooke!

8. AT&T and Comcast

We have new contacts for getting the exposed wires buried. It is called ATT Line Repair: 1-800-246-8464

9. Speeding

Joe came up with a new idea of putting freestanding signs in the middle of the road to get people to slow down on all our roads, especially Highland Gate. We are going to further discuss and get more information.

10. 2024 Budget

The 2024 budget was reviewed and some changes made.

11. Signs in middle of road

Same as 9

12. Election of officers

We elected the officers for 2024:

President – Carol Ulmer

Vice President – Joe Brown

Secretary – Judy Peters

Treasurer – this position will remain open and the president and secretary will take over the duties of a treasurer.

Next meeting, December 13, 2023