

# STONEBROOKE COMMONS

**STONEBROOKE COMMONS HOMEOWNERS ASSOCIATION, INC.  
2023 ANNUAL MEETING  
OCTOBER 14, 2023 10:00 AM**

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

**Board:**

Carol Ulmer, President - present

Kate Dymond, Member at Large- present

Joe Brown, Vice-President - present

Bala Guruswamy, Member at Large - present

Judy Peters, Secretary-present

Ashley Gavens, Member at Large - present

Eniska Nalic, Treasurer - present

**Attendees: Stonebrooke Commons Homeowners**

Regretfully, we did not have a quorum, which indicates we are severely lacking in homeowners attending the one meeting a year where our community can get together and discuss how our community is fairing. We continually try to take care of our residents and our community and a lot of work is done to provide a safe and beautiful environment. If residents do not care about the upkeep of our community, it will affect all of us, especially when we try and sell our homes. I am excited about the value of our homes reaching all-time highs, I don't think any of us will be pleased if that took a downward turn. Please try and come to our annual meetings and express any concerns and also get to know your neighbors.

**AGENDA**

**Sign-In:** Registration begins at 9:30 am. Meeting will start promptly 10:00 am.

**Establish Quorum** – we did not

**Call Meeting to Order:** Carol Ulmer - 10 am

**Minutes:** Approval of 2022 Annual Meeting Minutes -Approved

- 2023 Recap
- New HVC units were installed
- New Hot water heater was installed
- New privacy fencing was installed around detention pond 2
- New mulch was spread throughout the community
- Several landscape projects were completed throughout the community
- New pool pump

- Clubhouse exterior was painted. as well as the light poles throughout the community and the fencing around the pool and entrance gates also received a new coat of paint.
- Installed street reflectors
- Repainted streets
- New TV for the clubhouse
- We are working on complete replacement of the operational/mechanical portion of our gate system which is 18 years old. Hopefully this project will be completed by the end of the year. It is going to be expensive and will be paid from our reserve account,
- The Board voted to remove CMA from the day-to-day operations of our community because of poor performance, and they are now only responsible for the financials. This reduced our monthly bill to CMA from \$1340 to \$625 per month. The Board is now in charge of all the Doorking operations such as:
- Pool/fitness keycards, telephone numbers at the call box, Clubhouse rentals, ARC requests

**Financials:** Carol Ulmer

Carol did a great job of going through the financials and everyone received a copy for their own review.

**Voting:** Each Nominee will speak for two minutes; ballots are turned in and counted.

Since we have 4 positions open, we will only be voting if there are more than 4 interested candidates.

Regretfully, no one volunteered to run for the Board so an election was not necessary

**Adjournment** (Judy Peters, *Secretary*)

The official part of our meeting was done by 10:20

We then went to our question-and-answer portion of our meeting. While a few attendees asked reasonable questions or had statements regarding the community, we lost the entire group as one resident asked questions for over an hour and a half. Every resident exiting gave us the indication the subjects presented were not in the interest of the rest of the group. That was unacceptable and will never happen again. The Board sends its apologies to the community. This was and always has been a community event and should never be monopolized by one person.

Again, apologies to all and please try to attend next year's annual meeting.