

STONEBROOKE COMMONS

STONEBROOKE COMMONS POA, INC.
2024 ANNUAL MEETING MINUTES
OCTOBER 26, 2024

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

Board: Carol Ulmer, President -present
Joe Brown, Vice-President -present
Judy Peters, Secretary-present
Enisa Nalic, Member at Large-present
Kate Dymond, Member at Large-present
Bala Guruswamy, Member at Large-present
Hank Shumate, Member at large-present

Attendees: Stonebrooke Commons Homeowners

MINUTES

Sign-In: Registration began at 9:30 am. Meeting started promptly 10:00 am.

Establish Quorum – we did establish a quorum for this meeting and are grateful to our community for attending.

Call Meeting to Order: Carol Ulmer – The meeting was called to order at 10 am.

We again served donuts and coffee to attending members.

Minutes: Approval of 2023 Annual Meeting Minutes – the minutes from last year’s meeting were handed out at the meeting and reviewed by attending members. They were approved. You also always find the minutes of our meetings on our website to review each month.

Information and Community Updates:

Our pool is maintained by Patrick’s Pools each year and at the beginning of this year we determined that our 20-year-old pool cover needed to be replaced. A new cover was ordered at that time, costing \$6,800. When the pool closed, we received the new cover and it looks awesome, besides fitting all the requirements by the county for safety, which our old cover no longer did.

Purchased a large battery operating system for the gate, which will automatically operate the gate system during a power outage, \$6700.

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The cupola on the roof of the clubhouse needed repair as it was leaking and left a water mark on the ceiling in the clubhouse. That has all been repaired at the cost of \$1500.

Our landscaping company has been replaced. Norberto, who was known to do an excellent job, had left the previous company and we noticed a significant difference in the service we were receiving from ALG. Joe, our Vice-President took on the responsibility of getting 3 bids and selecting a new landscaper for our community. He chose Morales Landscaping and they have started and are currently doing an excellent job. Thank you, Joe.

In our effort to not raise the monthly cost of dues, Carol came up with an excellent plan. We removed the roses from the now destroyed entrance to the community and transplanted them in areas in the community that used to contain annuals. It was decided that rather than spending approximately \$14,000 on annuals and irrigation throughout the general area, we would plant flowering shrubs which would cut down on the cost of the flowers and the water bill. The roses are currently in their yearly "quiet time" and are stressed from being replanted. They will be pruned in February and please cross your fingers that they will bloom beautifully in the spring. The front of the clubhouse will also receive flowering shrubs.

We are again going to try getting a lease restriction passed. As Carol explained at the meeting, we are going to try and reduce the current 36% rentals, but we are going to grandfather in all current homeowners. That means, any of our current homeowners can choose to change their property to a rental, if they so wish. Once a property is sold, it will be up to the number of current rentals we have in our community (no more than 25%) if leasing permission (which will be drawn up by our attorney) will be issued.

We will again have our Holiday Decorating Contest and the deadline is December 20th with winners and a holiday get-together being held at the clubhouse on December 21st at 6:30 pm. Kate and Hank are in charge of this year's event. Please bring an unwrapped toy for a child to share.

Financials:

Our financials were available to review and Carol pointed out that we are desperately trying to cut corners and save money to refrain from having to increase HOA dues. We are currently \$20,000 over our budget.

Voting:

No new community members volunteered to be on the Board for this next year so the Board members as listed above will continue on for another year,

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Adjournment

We adjourned at 11am. Thank you all for coming, it was a wonderful meeting and we thoroughly enjoyed talking with all of our neighbors and friends. And, thank you for caring about Stonebrooke Commons! Have a happy Holiday season.