

STONEBROOKE COMMONS PROPERTY OWNERS' ASSOCIATION, INC.

**Agenda**

**2026 March 11,2026**

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

Carol Ulmer – President -Present

Joe Brown – Vice President-Present

Judith Peters – Secretary-Present

Enisa Nalic – Member at Large-Absent

Bala Guruswamy – Member at Large -Present

We also had two guests, one of which is considering becoming a Board Member

**Call To Order-** Our meeting started at 6:30 this month to accommodate a Board member. Our next meeting in April will also start at 6:30.

**Roll Call/Quorum** – See above

**Approval of Minutes-** Approved

**Approve Financial Reports including Aging-** January -Approved

**ARC Request** We had an ARC request for a new roof and it was approved

**Homeowner Forum (10 minutes)** (definition: homeowners are allowed to speak at this time to express concerns they might have. They may stay for the agenda portion of the meeting, but they are **not allowed to contribute to the meeting**. If any discussion needs to be in private, away from guests, it will be held at the Executive session at the end of the prepared agenda, after the homeowners have left.

**Minutes**

**Old News**

1. Due to the inability to contact all residents, this activity has been put on hold for not.
  2. The Shredding event is April 18<sup>th</sup> and sign has been put up in the community as a reminder
  3. A sign had been put up to let residents know what to do if there is an emergency with the gate. Do not call that number for any other problems you may have.
  4. The garbage is handled weekly by board members and since we have lost a board member, the schedule has to be revised.
  5. The pressure washing was done and he did an excellent job. This is a good time for you to check your home and see if it needs to be pressure washed, each homeowners' responsibility.
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### **New News**

1. Control Access needed to come out and replace a part of our call box that was no longer working.
2. We say good by to one of your Board Members and wish Kate good luck on her new endeavors.
3. Seven of our trees needed to be removed because the roots were coming up and would destroy the sidewalks. Reminder: please be aware of the trees in your yard because the roots can also cause a lot of other problems in your yard to include underground water and plumbing problems,
4. Thanks to Amber for the time and excellent job she did on our new Board Operations Manual. She did an excellent job and it is in the Office at the clubhouse. It will remain and each Board Member will review it.

Our next meeting will be on the second Wednesday in April and it will start at  
6:30

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