

STONEBROOKE COMMONS

STONEBROOKE COMMONS PROPERTY OWNERS' ASSOCIATION, INC.

Minutes

August 14, 2024

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
Kate Dymond – Member at Large-present
Hank Shumate – Member at Large-present

Call To Order- 6:02

Roll Call/Quorum – see above

Approval of Minutes- not done

Approve Financial Reports including Aging- June- not done

ARC Request – none

Homeowner Forum (10 minutes) We had a guest who was present during the entire meeting

AGENDA

The June financials and July minutes were not approved officially. They will be officially approved at our September meeting. All board members were emailed the June financials and July minutes prior to the August board meeting. We had no ARC request.

The board worked on finalizing the details necessary to get our Rental Restriction Amendment approved by a two-thirds majority of our homeowners in full compliance with our governing documents. The invitation, signature form, and legal amendment were mailed to all homeowners by CMA via USPS. Electronic copies of invitation, signature form, and legal amendment were sent. The amendment event will be August 25th at 5:00 p.m.

The board approved a new procedure for expenditures. Any non-emergency or non-budgeted amount over \$500 must be approved by a majority of the board of directors. The request will be sent via email for approval, or disapproval. The recipient will have 24 hours to approve or disapprove. A no response will be considered an approval.

We discussed our frustration with the lack of quality performed by ALG. An email was sent to ALG indicating we would not be renewing for another year. However, we would certainly consider going to a month-to-month agreement. We have received no response from ALG. The board will begin the bidding process for a new landscaping company.

Several officers interviewed an attorney for perhaps obtaining an additional legal opinion when necessary. No decision has been made.

STONEBROOKE COMMONS

Several board members volunteered to change a light bulb in the ladies' room. Our meeting was adjourned at 6:33 p.m.