

STONEBROOKE COMMONS PROPERTY OWNERS' ASSOCIATION, INC.

Minutes

August 13, 2025

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 (by phone)-Present

Call To Order- 6 pm

Roll Call/Quorum -see above

Approval of Minutes-approved

Approve Financial Reports including Aging-June

ARC Request -None

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.

AGENDA

1. Set date for annual meeting and discuss (Judy will be gone October 16-23)
The date for the Annual Meeting has been set for October 25th. Registration will begin at 9:30 a.m. and the meeting will begin at 10 a.m. Kate will also be sending out an email reminding the community of our meeting. Coffee and donuts will again be
 2. Bids for tree removal – Hank
Hank received 3 bids for the removal of the dead tree in our common area, 2 were written and 1 was over the phone. There was quite a large difference in cost between them so the Board decided on the least expensive making sure everything was covered to include cutting the tree down, removal, and grinding out the stump. The area where the tree was will be replaced with mulch and we will have our landscapers take care of that.
 3. AT&T update
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AT&T set up a tent at the entrance of our community (not on our property) to inform residents about the new fiberoptic lines that have been installed in our community. Since we are partners with Comcast, they were not allowed inside our property lines. They had a good turnout but we had complaints about the amount of traffic and congestion it caused at our entrance, so when they requested more dates for meetings, they were denied. All residents received a notice in the mail letting everyone know that the deadline for signing up for the new service is October 1.

4. Comcast offers via Broadband

Comcast has generously offered to pay for social events such as the Ice Cream truck that we have during the summer months and Carol was working on other benefits with them. One thing that we were told is repairing utility boxes in the neighborhood, no matter what company they belong to which is great. Carol will be taking pictures and letting them know which ones need repair.

5. Social Events – Kate

The financials indicate that we have had a lot of expenses in 2025 and will look at the new estimates which will be due to CMA in early November to give us an idea what we have for a budget for social events in 2026.

6. Parking Violations – Kate

All Board members were reminded to hand out parking violations slips when necessary. Carol is doing a 6 a.m. drive through the neighborhood to find cars that were obviously parked on the street overnight.

7. Speed bumps - Joe

The new speed bumps are great and more will be coming.

Executive session was not necessary
