

STONEBROOKE COMMONS PROPERTY OWNERS' ASSOCIATION, INC.

Agenda

September 11, 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 absent (did come to the clubhouse after the meeting was over)

Kate Dymond – Member at Large present

Hank Shumate – Member at Large (by phone)

Call To Order- 6:02

Roll Call/Quorum – see above

Approval of Minutes- approved

Approve Financial Reports including Aging- July

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.

Minutes

1. Budget for 2026-Carol

Carol reviewed with all the proposed budget for 2026. There were numerous accounts that were being increased/decreased inappropriately and Carol sent those corrections to CMA. The budget will be reviewed/presented to residents at the Annual Meeting

2. Discuss CDAR-Carol

Carol is doing an excellent job keeping track of our CDARS and has concluded that we should now purchase 1 additional at the 3.75 interest rate offered. This has been a fantastic addition to our yearly income.

3. Saturday night games – Bala

Bala was not present and so this topic was shelved until our next meeting.

4. Pool Fence repair or replaced – Joe

There are currently 8 sections that have been damaged by cars in the pool parking lot. A number of ideas were discussed and additional ideas have been proposed

since the last meeting. The idea of a car not being able to pull out of our current pool parking spots without hitting the metal fence is absurd. But, since we now have a damaged fence, the problem will continue to be discussed until we can find a solution.

We continue to be very careful with the money we spend, the community's money, for a number of reasons. We have not increased our/your yearly dues since the beginning of Stonebrook Commons and we would like to keep it that way.

We do not see any reason to fix the fence until we come up with an idea on how to prevent a new fence from being backed into. Some of the ideas discussed were very expensive and others not so much.

5. Mulch – General Discussion

The Board discussed the mulch in the neighborhood and have directed the landscape people to only refresh the areas needing to be refreshed, and to refrain from putting mulch by the drainage ditches as the rain causes the mulch to run down the hill and clog up the drains.

6. Clubhouse front and back post closed in – Carol

The board voted to enclose the top level of the posts on the clubhouse, front and back, so birds can no longer build their nests on top of those posts.

The last day the pool will be open is October 6th.

Executive session if necessary – none necessary
