

Minutes

Mid-Year meeting of the Stony Brook Woods homeowners Association held on Tuesday, June 27th 2017 at J Gumbo's.

The Mid-Year meeting was scheduled to discuss the road repair situation and other subdivision business.

Presidents Opening Address – Rebecca Skinner

Becky discussed accomplishments so far this year, including:

- New Mulch at all entrances due to complaints on the quality of the old mulch
- New shrubs were delayed until the fall with the exception of the shrubs that caught fire on Kings Lynn and were replaced.
- Discussed road conditions and the estimates that had been obtained and passed the meeting to Treasurer Mickey Price to discuss.

Treasurers Address – Mickey Price

- Handed out Mid-Year financial statements and said that they would be posted on the Stony Brook Woods website as well.
- Current balance in all accounts is approximately \$68,0000.
- 3 Homeowners are not up to date on dues and Lien's will be filed on one of those homes.
- Wooded Trail court roads are in better condition overall, but will be part of the road resurfacing and will address the sink hole on Wooded Trail as part of the overall road repairs.
- Discussed old assessment for roads as two separate assessments of \$220 each.

Vice President – Shirish Phulgaonkar

- Stated that the average price of the acceptable 3 bids on our roads was \$120,000
- The bids are high because of the extensive rework needed to be done on the roads to include:
 - 4 inch Milling.
 - Speed humps to be added to replace the existing speed bumps.
 - High crown on the roads to improve drainage.
 - 20 year guarantee on the roads due to the extensive re-work.
- Roads would require an assessment of all homeowners of between \$500 and \$600

Open Discussion/QA

- What do we do about non payees on the assessment for the roads?
 - We would give a follow letter asking for payment, then we would file a lien on their property.
- It was mentioned that the roads don't appear to be too bad.

- The roads are decaying in many spots, including issues with the underlayment. The repaving needs to be done before it gets even more expensive to do it.
- There was a consensus that no speed humps are needed on Wooded Trail due to the unique layout of that street.
- It was suggested that we put more speed humps around the Hurstbourne entrance to reduce the traffic from Walgreens. This will be considered as part of the total road rework. We will do whatever is legally allowed to slow down the Walgreens traffic.
- It was discussed if it would be better to do each road separately, this was decided against, all roads will be done at the same time.
- Sinkhole on Wooded Trail has been filled by one neighbor six times. This will be addressed by the road repaving process. Appreciation was expressed to this neighbor.
- A homeowner observed that it was not necessary for the board to ask homeowners about the repaving, could be done without approval, but the board would like to have everything discussed by as many homeowners as are interested in participating in the discussion. A vote was taken on the assessment and repaving project, it passed overwhelmingly with those present.
- A discussion was raised on when would be the best time for the assessment. The decision was that the assessment would be started in January of 2018 with a due date of April 2018.
- In the event that the board is able to get J-Town to contribute to the roads, a refund will be given to the Homeowners.
- Sharon stated that a standardized form was needed to inform individual homeowners of covenant violations. This form will be created.
- New building beside Wooded Trail was discussed – Shirish had attended the zoning meeting and gave a description of the building, saying that it was a nursing home approved for 2 stories with a potential section of 3 stories.
- Dave Philpott addressed a new pet fence in the neighborhood and asked that all future fence approvals require that they cover the entire perimeter of the property. This was discussed and will be considered by the board.
- Trees have been cutdown between Chelmer and Walgreens.
 - Is Walgreens responsible? Shirish will address with the management of Walgreens.
- Rental properties were again raised as an issue.
 - Rental homes lower property values
 - Supposed to be single family dwellings
 - We can amend the covenants by a 75% vote of homeowners.
 - Not sure of current number of rentals in the subdivision.
 - Board will address this and raise a vote
- Yard Sales were raised as an issue due to them being a safety hazard with the narrow streets.
 - There was a strong consensus that occasional yard sales should be allowed and they should not be banned.

Follow up Items for the Board

- Post financials to website

- Post meeting minutes to website
- Work on 75% vote to amend covenants for rental homes and other issues.
- Call a subdivision yard sale.
- Address trees by Walgreens.
- Prepare for assessment and road work to be done next year.