

Minutes

Annual meeting of the Stony Brook Woods homeowners Association, on November 14th 2017 at the firehouse 8630 Biggin Hill LN.

Presidents Opening Address – Rebecca Skinner

Becky discussed accomplishments for the year, including:

- Common area no parking signs for Wooded Trail
- Obtained enough votes to prevent future rental homes in the neighborhood. We cannot prevent existing renters, but will be getting proof of current rental to obtain list of grandfathered rental homes. Should these homes be sold, they will no longer be grandfathered in.
- Discussed the roads for 2018, including
 - The board met with J-Town mayor to discuss roads and Mayor offered to help by allowing us to use the city's contractor for a potentially cheaper estimate.
 - Wooded Trail hole will be fixed as part of the road work.

Treasurers Address – Mickey Price

- Reviewed financials document that is posted on website
- Discussed financing for the roads, mentioned up to \$600 assessment, but hope to cut based on new estimate from J-Town contractor.
- Billing for both the Assessment and dues will be sent out in January after getting road contractor pricing.
- Assessment for road work will be due 4/1/2018.
- Assessment for annual dues will be due 3/1/2018 as normal.

Vice President – Shirish Phulgaonkar

- Discussed speed humps, current speed bumps will be replaced with speed humps. Potential to move the humps where recommended by contractor
- Jimmy from J-Town public works is helping with drainage issues and other code issues, as well as putting us in contact with the potential new road contractor.
- Underlayment of the roads will be improved as part of the re-paving effort.
- Drainage issues will be reviewed as part of the roads project.

Annual Voting Discussion

- Ballot counting will be the two board members not currently on the ballot, Rick Lindop and Becky Skinner as well as two volunteers from the meeting.
- David Philpott, candidate for treasurer spoke.
 - Mentioned 30 years of financial experience
 - Said that if elected, he would audit the books, would also assist with an audit if not elected.

- Mickey Price, candidate for treasurer and incumbent mentioned his experience and tenure on the board.

Open Discussion/QA

- Road widening will be difficult on Wooded Trail. This will be discussed with contractor and J-Town public works.
- A suggestion was made to set aside funds to improve lighting and entrance improvements, the board will look to doing this in the future.
- Subdivision yard sale went well.
- Dogs.
 - Dogs roaming loose in the street, a letter has been sent to the problem homeowner.
 - Shirish mentioned that you should call 311 if you see a dog roaming off leash.
 - Dispenser for dog waste bags was mentioned. Board will review, but location of dispensers would be a problem.
- Fox family living in creek area was mentioned by Doris. Warned pet owners to watch out for their pets.
- Unkempt yards
 - Board will follow up with letters to homeowners with issues.
 - Discuss options with attorney.

Follow up Items for the Board

- Post financials to website
- Post meeting minutes to website
- Get roadwork scheduled in 2018
- Get road reimbursement from Walgreens
- Address trees by Walgreens/AutoZone. Property owner is responsible for replacing.
- Discuss options on problem homeowners with attorney and send letters to homeowners.
- Review options for beautifying entrances.