

Minutes

Annual Meeting of Stony Brook Woods Homeowners Association

Held on November 9th 2015 at McMahon Fire station

President Dwight Haygood had recently moved and was unable to attend the meeting. Treasurer Mickey Price was kind enough to step forward to conduct the meeting. Since Dwight's resignation was submitted just prior to the meeting, no agenda had been prepared. Vice President Sharish P. suggested that the attendees forward questions or concerns to the board before beginning the meeting so that they could be addressed in an orderly fashion.

Old Business:

2015 saw the completion of a long awaited project. The irrigation of the all entrances and new landscaping was installed. Re-seeding was also done in several areas. All lights were also repainted. R. J. Lawncare was hired as the new landscaper.

As our "private" streets are narrower than city streets, parking issues have been an on-going problem. These were more strongly addressed in 2015 and improvement has been the result. Residents and their guests are strongly urged to use all available driveway space whenever possible so as not to interfere with safe passage on the roadway or block neighboring driveways. J-town city ordinances prohibit parking on the grass and indicate all roadways designated for 2-way traffic must be open to allow such traffic as well as the safe passage of emergency vehicles. Failure to comply can result in fines and/or towing at the owner's expense. Early infractions were dealt with personally by a board member to remind the resident of the rules. Going forward the police will be called. Any residents who has a problem on their street may call the J-Town police at their non-emergency number: 267-0503.

Treasurer's Report:

A Profit and Loss statement was provided at the meeting. The current balance is \$40,241. Our landscaping package includes the cutting of grass, maintenance of landscaping and the blowing of grass and leaves in all common areas at a cost of \$423 per month. The water bill has increased with the installation of an irrigation system and was a total of \$1052.09 as of October 15, 2015.

HOA dues will remain the same for 2016 at \$246. Three homeowners are in arrears. This will be addressed by the new president.

New Business:

This year the offices of Vice President and Treasurer are once again on the ballot. Both Sharish and Mickey have submitted their names for consideration. As Dwight has moved, the office of President is also open. Both Rick Lindop and Doris Duncan have indicated an interest. As no others have come forward at the meeting, the ballots will be distributed to homeowners shortly. Valerie Whalen has agreed to count the votes.

The current board had discussed the purchase of 2 laptop computers to be used by the Secretary and Treasurer. This would allow records to be kept in one place on an on-going basis. A vote was taken to allow the purchase and passed unanimously.

Many homeowners say that our current web site on Yahoo has been difficult to use. We are looking at creating a new one on Facebook which should be completed in 2016.

The Chelmer speed bump has been damaged and discussions have been raised about replacing the speed bump with speed "humps". However, as the streets may need to be repaved, the board thought is best to postpone any work on speed bumps until after the paving was done as it would be more cost effective. The cost for paving and street bumps would be \$96,000. It was suggested that we get more quotes for the work. Louisville Metro Beautification my help pay for some of the work.

A new company to handle winter road conditions will be hired.

Some residents had hoped for lighting to be installed at the entrances when the landscaping and irrigation were done. However, the board determined that it was too costly and is looking at a solar solution for which we can get credits.

Questions and Concerns from Attendees:

1. Valerie Whalen asked about a Balance Sheet as none were provided.
2. The cut-through and speed bumps at the Biggin Hill entrance next to Walgreen's are an issue. Jack Pace has offered to repaint them. The Board will supply the paint.
3. Doris Duncan brought up the problem of barking dogs. Some homeowners allow dogs to remain on decks or in fenced back yards unattended where they may bark for extended periods of time. It was suggested that homeowners call Animal Control when bothered by the noise. Dog "waste" was also brought up. This should be addressed by the city of J-town.

4. Neighborhood Safety was mentioned by several attendees.
 - a. Neighbors on Biggin Hill have noticed youth that appear to be “casing” the neighborhood. It appears that they are trying to break into cars or even go behind homes to possibly gain entrance. Anyone witnessing suspicious activity should call the police or 911 immediately.
 - b. Lighting on streets appears insufficient for some. Val asked about additional street lights, but J-town will not provide them. Sharish suggested that neighbors keep their outdoor porch and/or garage lights on at night. He calculated the cost at only \$0.42 per month.
 - c. Renters on the Biggin Hill cul-du-sac are posing problems with speeding cars and gathering in the court as well as problems with littering.
 - d. Residents of Biggin Hill and Wooded Trail asked that snow removal workers be reminded not to pile snow in the cul-de-sac in such a way as to block driveways or impede traffic.