

## Minutes

### **Annual Meeting of Stony Brook Woods homeowners Association held on Wednesday, November 16<sup>th</sup> 2016 at the Jeffersontown Police Station.**

This meeting was originally scheduled to be held on Monday, November 7<sup>th</sup> 2016 at the McMahon Fire Station. Due to a last minute emergency encountered by one of the board members the necessary documents (agenda, ballots, and financials) were unavailable. The eighteen homes represented at the meeting were understandably upset at the need to reschedule. President Rick Lindop suggested January but homeowners demanded a date the following week. Our Vice President, Shirish, was able to give the homeowners present some information as to the approximate current balance in the account as well as an update on the condition of our streets.

The rescheduled meeting was called to order by Treasurer Mickey Price at 7:05 PM with 16 homes represented.

#### Old Business – The Year in Review

2016 saw the completion of a long awaited website! [www.stonybrookwoods.com](http://www.stonybrookwoods.com) is now available and homeowners can currently view the Covenants, Amendments, and Bylaws as well as minutes from the 2015 minutes. 2016 minutes and financials are to be added after the meeting.

The board members met with Jeffersontown City Councilman Kramer to discuss funding for improvements to entrances. Funds had already been committed for 2016 and will be reconsidered in 2017. The city of Jeffersontown was also contacted to address several issues including the replacement of damaged stop signs and a lamp post, trimming of the trees and brush on Stony Brook Drive. MSD was contacted about road issues on Wooded Trail Ct.. Professional inspection of streets was done to determine repaving needs.

The board engaged with homeowners to address issues with unacceptable yard conditions and problems with renters. A new company was hired for winter road maintenance and will continue to provide service in 2017. The laptop approved at last year's meeting was purchased and is currently being used to house financial documents for the Association. Thanks go to Jack Pace for painting the curbs!

#### New Business/Questions from Attendees

This year the offices of President & Secretary are on the ballot. Becky Skinner has submitted her name for consideration for President. Both Simone Marsalia and Rick Lindop are running for Secretary. Revised ballots will be distributed after the meeting. Doris Duncan will assist in counting them this year.

Stan Huddleston is the administrator of the old Yahoo Groups web site. We need to move the information to the new web site. He will provide a link to the new site and close the old site down.

Shirish P. was instrumental in arranging for a city engineer to inspect our streets. It was determined that they will have to be dug up and repaved at a cost of more than \$100,000. We will need to start collecting money for the Capital Improvement Account.

The rental of rooms by homeowners is a concern on both Chelmer Land & Wood Trail Ct.

Parking next the medians on Wooded Trail Court is an issue that obstructs the flow of traffic. Police are to be called to handle the issue. Also, the upcoming holiday season may occasionally mean large gatherings. It was decided that guests may make short term use of the common ground on Wooded Trail during this time. All residents are to use all available driveway space before allowing guests to park elsewhere at all times.

Traffic entering and exiting Walgreens on Biggin Hill (to and from Hurstbourne Lane) is an ongoing issue. Those entering from Hurstbourne Lane also speed down Biggin Hill and use Kings Lynn Lane to avoid the light at Stonybrook. Unfortunately, there's not much that can be done. A gate on Biggin Hill just below the Walgreen's entrance would work but would be a costly solution!

Residents have expressed concerns about open burning in the back yard of a home on Kings Lynn Lane. Both police and fire personnel have been called. Homeowners want to know if J'Town can do anything about it.

Some homeowners wanted more complete financial information. Many seem concerned about the finances and asking for year-to-year comparison as well as bank statements and cancelled checks.

Neighbors on Chelmer Lane have concerns about speeding on the street as well as industrial trucks that the covenants clearly prohibit. Calvin was asked to take a picture and forward to Mickey Price.

Questions about downed trees and icy road conditions were also asked and answered. If a tree falls on your property it is the homeowner's responsibility to remove it.

The HOA is not responsible for property damage occurring due to icy/slippery road conditions. If caused by a vehicle a claim can be made to the auto insurer. If no vehicle has been identified a claim can be made on your homeowners insurance.

Doris Duncan is concerned about erosion along Bear Grass Creek and wanted to know if it had been reported to MSD. Shirish indicated that MSD is not responsible and erosion of banks is common along bodies of running water.