

STONEYBROOKE PLANTATION RESIDENTIAL ASSOCIATION

April 4, 2016

Minutes

I. Call to Order

36 Homes were represented.

Jimmy Rutland called the meeting to order at 5:33 p.m., welcomed everyone, and introduced himself, Charles Saliba, Erin Hansen and Darolyn Klein.

Mr. Rutland briefly explained the purpose of the Association is managing the affairs of the association. He further explained the limited authority the Association has in addressing some of the issues brought up by members. Mr. Rutland explained that the Association does not have the same authority or jurisdiction as a police force. The Association is not meant to provide security or animal control. Mr. Rutland explained that the powers of the Board are to manage common areas, amenities, entrance walls, the budget, pay the bills, etc. The HOA is a partnership between the developer and the homeowners.

Minutes from the 2015 were discussed and reviewed.

II. Financial

1. The 2015 Year End Financials were reviewed and there were no questions.
2. The 2016 budget was discussed and Mr. Rutland announced that HOA dues will be increasing effective July 1, 2016 to \$22 per month and \$264 per year. The Initiation Fee for NEW Homeowners is increasing effective July 1, 2016 to \$200.

Questions regarding financials:

1. What is the \$5843 deficit on Administration in 2015?
Charles Saliba answer: \$2600 in additional wiring and supplies for added Christmas lights and the entrance of the neighborhood, \$1700 in legal fees due to increase in being stricter on homeowners not abiding by Restrictions and Covenants and \$500 was spent on an increase in insurance.
2. Why is the pavilion cleaned 2 times a week if homeowners that utilize it are responsible for the cleaning?
Darolyn Klein answer: There are still maintenance needs such as trash removal, bathrooms being cleaned, toilet paper, soap and paper towels replaced.
3. Mr. Myers asked who determined the Board once the HOA is turned over the homeowners?

Jimmy Rutland answer: The bylaws determine how the board is replaced and appointed.

4. Ms. Daniels asked how many lots are available, occupied and total?
Charles Saliba answer: 304 occupied, 294 available – 598 total.

III. Introduction of City Councilman Richard Bollinger.

1. Councilman Bollinger introduced himself and gave his contact information:
rbollinger@montgomeryal.gov
334-264-2247 – office #
334-279-9093 – home #
2. He gave a city update – city is in good shape right now. Downtown is thriving and bringing in \$1.3 million a day in revenue. That allows the city to begin refocusing on East Montgomery growth and development.
3. The largest responsibility for the city is paving streets.
4. Council Bollinger sees 2 issues keeping Montgomery from expanding even more – 1 is the airport and the other is education.
5. Petty crime is rampant – especially of open and unlocked cars. PLEASE LOCK YOUR CAR DOORS.
6. Anyone can call 311 or email 311@montgomeryal.com for improvement requests.

IV. General Discussion

1. Mr. Bertarelli asked for an update on camera system? There was discussion regarding the different options: Diversified is approximately \$4000 and is only a tag reader. COMTEX is approximately \$6000 and is who the city uses. Mr. Rutland suggested a committee be formed among the homeowners and research and discuss the options and fees.
2. Jimmy Rutland reviewed what was new this year to StoneyBrooke –
 - Christmas event – over 100 attended but there were no volunteers
 - Christmas lights – more at the entrance
 - Bathroom Code – now a code is needed to enter common bathrooms so not just anyone can use it.
 - NewslettersPLEASE VOLUNTEER and make suggestions for what you would like to see.
3. Roseanne Mauroni had 2 questions – is the entire subdivision in Montgomery City and is the wall being repaired in the park? Darolyn has sent information Southern Hardscapes and it should be done by the Neighborhood Yard Sale which is April 16.
4. Betty Easterling is concerned over USPS not recognizing Trace and using Trail. She also wanted to thank Darolyn for her efforts in improving the

neighborhood. Jimmy Rutland and/or Charles Saliba will check on the recorded plat for the correct street name.

5. Christy Cronier was interested in possibility of additional lights at the parking area and pavilion. She was also concerned that the lot had not been cleared that is across the street to her. Mr. Rutland said that it would be done within 2 weeks. He also thought that the additional lights and subject of a security guard would be great for the security committee that is being formed. She was also interested in the HOA providing "No Soliciting" stickers for windows. Jimmy agreed and said that we could do that. Darolyn is working on getting those ordered.
6. Ronnie Williams asked about responsibility of the front entrance on the service road because it has never been repaired. Jimmy Rutland confirmed that it is a state responsibility, not the developer or city.
7. Nancy Poorbaugh asked if the Christmas lights can be adjusted to not keep going out.
8. Leslie Clark announced that there would be a community garden the backyard of the Model home. There would be a gathering on Saturday, April 9, 2016 at 9:00 am.
9. Amanda Nyberg requested that the minutes be placed on the website.
10. Lawrence Daniel was concerned about the parking on the street overnight, especially at the curves. This brings traffic down to one lane.
11. David Green complained about in the parking the street near the island in the middle of Stoney Brooke Way.

Additional comments from Charles Saliba:

- Announced that street lights are changing to LED lights. This is the city, not Lowder making the change.
- Pump station tower is to notify water works of any problem with sewer

Additional comments from Richard Bollinger, City Councilman

- Announced changes to red light off Techna Blvd and Atlanta Hwy will now have two turn lanes out.
- Work will begin very shortly