

Stoneybrooke – Annual Neighborhood Meeting
March 29, 2018

I. Call to Order

There were 16 homes represented.

Jimmy Rutland called the meeting to order at 5:30 pm and introduced himself, Charles Saliba, Dawn Wagstaff and Darolyn Klein.

Jimmy Rutland explained the history of the Homeowner's Association and involvement of himself, Charles Saliba and Darolyn Klein. He said there were currently approximately 356 homes completed in the neighborhood. He also explained the purpose of the association is to help manage common areas, amenities, budget, billing, etc. The HOA is a partnership between the developer and the homeowners. He explained some things the HOA cannot control (ie: speeding) and encouraged the homeowners to utilize Darolyn and their neighborhood representatives. Explained that it was important to LNH to be prideful of their neighborhoods.

2017 Minutes were discussed and reviewed. Charles Saliba explained there was a correction in the minutes on item #3; changed to 230 houses. Jimmy Rutland opened the floor for questions and there were none.

II. Financial

The 2017 Year End Financials were reviewed.

The 2018 Budget was introduced and expenses were discussed.

- a. Jimmy Rutland explained that the HOA had budgeted for 25 new members this year with a goal of 30.
- b. Effective July 1, 2018 HOA dues will increase to \$24/month
- c. Expect that deficit should be paid in full to developer by 2023; just a projection; break even in 2018
- d. Project to turn HOA over to the homeowners in 2024

Jimmy Rutland explains to homeowners what a surplus in the budget means and how it can be used by the HOA eventually

J. Rutland announced there had recently been a price increase in 50' and 60' lots and there would be another \$5,000 increase in June, 2018 which positively affects home values in the neighborhood.

Jimmy Rutland opens the floor to questions:

Q: Homeowner: What is G&A in the budget?

A: C. Saliba: Explained that included misc. items such as bank fees, postage, etc.

J. Rutland dismisses himself from the meeting and turns it over to C. Saliba and D Klein.

III. General Discussion

1. C. Saliba: Security cameras up and running.
2. Paulette Williams: Inquired as to whether there was a leash law for cats. C. Saliba advised that there was not and encouraged her to work with animal control regarding unwanted animals on her property. D. Klein advised that animal control would loan residents cages to trap animals and would come and pick them up.
3. Paulette Williams: Concerned about yards not being maintained after someone moves out. D. Klein said to let her know of the exact address and she would contact the owner; also explained that sometimes there are homes in foreclosure and there is a lag time on yard maintenance from when the house goes into foreclosure and when the bank takes it over but usually once the bank takes over, the yard is regularly maintained.
4. D. Klein announced that SB newsletters would be in all mailboxes by the following day.
5. Travis Hudson: Wanted to know when the man hole covers would be evened out with the road so not a hazard to drive over. C. Saliba explained that Plat 3 will be paved next and that Duncannon and Treviso are planned to be completed in the next 6 months (Plat 5)
6. Ed Poorbaugh: Inquired as to whether AT&T had finished their work in SB. C. Saliba said they are putting in fiber cables for U Verse and had completed all the main streets
7. D. Klein reminded everyone that there was still a \$25 fee to rent the pavilion in the neighborhood. Please call her to book and schedule.
8. Travis Hudson: Need a sign in the pavilion parking lot that states "No Overnight Parking" C. Saliba said that the sign will be replaced at the entrance. D. Klein noted that she had sent several letters to residents that were violating this policy.

Charles Saliba adjourns the meeting at 6:30 pm.