

Stoneybrooke

Annual Homeowner Association Meeting

April 27, 2021

Call to Order: Everyone was asked take precautions by spreading out and wearing mask. We would like for everyone to feel safe while we proceed with the StoneyBrooke Annual Meeting. There are some extra mask and wipes if you should need them.

There were 39 homeowners in attendance.

Introduction: Darolyn Klein, HOA Manager – I've had the pleasure of following the growth of this subdivision for six years now. I have a strong background and education with specific certifications in Association Management from the Community Association Institute.

- CMCA – Certified Manager of Community Associations
- AMS – Association Manager Specialist
- CAM License from the State of Florida (Community Association Manager)
- Real Estate License in the State of Alabama

Welcome: Darolyn Klein

- Welcome to StoneyBrooke's Annual Meeting. Thank you for attending. Your participation is important to the success of the community. Homeowners often choose to live in a community association because of its common area like the park, pavilion and pond. They often choose an HOA to preserve property values and a sense of community. The HOA office works hard on all of the issues in the Covenants and Restrictions. Please email me with your concerns at any time. My business cards are on the tables around the room. We have also provided copies of the Covenants and Restrictions at the sign in table.
- The purpose of the Association is to properly maintain the common areas in the community, manage insurance, contract services, utilities and other needed materials and services. The HOA is a partnership between the developer and the homeowners. The Board, Lowder New Homes at this time, is obligated to make ethical and legal decisions that best serve the entire neighborhood. An HOA is only concerned with what effects the entire subdivision, which helps maintain your individual home property value and your quality of living in the community. Fiduciary duty requires the board to ensure that the assessments you pay are used properly to maintain the neighborhood.

Introductions: Sara Heatherly

Vice President of Development with Lowder New Homes

She serves on the Board for StoneyBrooke and Sara also is the ARC Committee Chairman for approvals in StoneyBrooke.

- **Review of Minutes from 2020 Association Meeting**
 - **Is there any discussion?**
 - **The Minutes are approved as presented.**
- **Review of Financials**
 - **2020 Year End Actual**
 - **2021 Budget**
 - **2020 vs 2021 Comparison**
 - **Is there any discussion?**
 - Sara noted the pavilion has been updated, repaired and the gazebo has been repainted.
 - **The Budget is approved as presented.**

Neighborhood Development

- There are approximately 465 homes completed in the neighborhood at this time. The build out number is 619.

General Discussion Notes

Michael Parker:

- Michael inquired about a gate for the neighborhood due to a car theft from his home. He would like to know our options for security.
- Darolyn explained the gates are decorative. Darolyn has contacted the local police and they've stated gates don't prevent crime in neighborhoods. Darolyn stated the homeowners may decide they would like to increase dues to have gates installed.
- Darolyn stated there are cameras at the entrance which photograph car tags. The police have access to these cameras.

Eddie Grizzard:

- Eddie is also concerned about security in the neighborhood. He is also concerned about a broken streetlamp and broken signs in the neighborhood. He is also concerned how the money in the HOA is spent.
- Sara stated a gate would cost approximately \$50,000. Once gates are installed the streets become private and it is the responsibility of the HOA to maintain them.
- Sara stated she would personally look at the damaged streetlamp tomorrow and put in a work order for repair.
- Darolyn stated the cameras are professionally checked monthly. Sara stated she and Darolyn would look at the cameras tomorrow.
- The water that flows through the irrigation system is fed from an underground well and no cost for water.

Luke Smith:

- Luke would like to know who pays the cost if the streets become private after the installation of a gate. Luke also stated when he has an issue with a streetlamp, he contacts Dixie Electric directly.
- Sara stated the cost to maintain the streets in Stoneybrooke would be the responsibility of the homeowners and would be very expensive.

Mr. and Mrs. Campbell:

- She is concerned about construction crews burning debris. She wants to know about water trucks. She is also concerned about the sewer smell in the water. She is also concerned about children riding four wheelers behind her house and shooting fireworks. James is concerned about slab leaks. He is also concerned about snakes in his backyard.
- Sara stated the City of Montgomery is responsible for the water lines in the neighborhood it is their responsibility.
- Sara stated there is a list of homeowners with slab leaks and Lowder is working with those homeowners.
- Sara stated the Montgomery Police should be contacted regarding the children riding four wheelers and shooting fireworks within city limits.

Ashley Ellison:

- Ashley is concerned about speeding in the neighborhood. She is also concerned about neighbors keeping their trash cans out of sight and keeping their lawns neat. She is also concerned about parking on the street.
- Darolyn stated the HOA can't do anything about speeding. She offered to write a letter to the homeowner if she knows who is speeding. Darolyn also stated she can send letters to homeowners who do not keep their lawns tidy. Darolyn also stated she pays someone who walks the neighborhood on Sunday mornings to tape notes on trashcans left in the street.

Paulette Williams:

- She is concerned about renters keeping their yards tidy. She is also concerned about pets not on a leash and feces left in her yard.
- Darolyn explained the renters are required to maintain their yards to the community standards and keep a well maintained yard. She sends letters to the tenants and owners of the homes. Darolyn stated the City of Montgomery has a leash law and the homeowner can contact the City of Montgomery and the Montgomery County Animal Control.

Lisa Barber:

- What is the purpose of the HOA?
- The purpose of the Association is to properly maintain the common areas in the community, manage insurance, contract services, utilities and other needed materials and services. The HOA is a partnership between the developer and the homeowners. The Board, Lowder New Homes at this time, is obligated to make ethical and legal decisions that best serve the entire neighborhood. An HOA is only concerned with what effects the entire subdivision, which helps maintain your individual home property value and your quality of living in the community. Fiduciary duty requires the board to ensure that the assessments you pay are used properly to maintain the neighborhood.

Nancy Poorbugh:

- She is concerned about the smell of the pond.
- Darolyn stated this has been brought to her attention and Southeastern Ponds is working on the issue.

Leslie Clark:

- She stated she is a dog trainer in the neighborhood and some dogs have an electronic collar which she states are legal in the City of Montgomery. She is concerned about apartments being built behind her house.
- Sara stated an industrial building is being built behind StoneyBrooke. Sara stated the multi-family homes were converted to single family homes.

Chris Kouchalakos:

- He stated he and his neighbors do not want another entrance to the neighborhood. He requests adding a second entrance on StoneyBrooke Way. He would like to know how speed bumps could be added to the neighborhood.

- Sara stated the Planning Commission approved the overall layout. She is aware of the issue with the road, but she does not have an answer right now. Sara stated the city council would need to be contacted for speed bumps and the Department of Transportation would need to be involved.

Red Arnette:

- He would like to know if Lowder has plans to build any multi-family dwellings.
- Sara stated they do not have plans to build any multi-family dwellings.

Shane Kelley:

- He has contacted MPD regarding speeding and crime. He stated they have been patrolling the neighborhood more frequently. He wants to know if homeowners can be fined for untidy lawns and neglected garbage cans.
- Darolyn stated there is not a fine system in the bylaws and covenants.

Scott Schaffer:

- He is concerned about the flooding around the second pavilion.
- Sara stated an irrigation person has been contacted regarding the issue. Darolyn said she will look into the issue again.

Faye Green:

- She is concerned about parking on the street and safety issues. She is also concerned about boats parked on the street.
- Darolyn stated she can contact the homeowner of the boat. A boat parked in front of a residence is a violation.

Mike Pernell:

- He would like to be able to choose the color roof.
- Sara stated Lowder has chosen the color options of the roof to maintain consistence throughout the neighbor to help maintain the value of your homes. Some homeowners have replaced roofs without getting prior approval. Sara stated when the homeowners take control of the neighborhood, they will be able to adjust the color selections for roofs.

Corita Pernell:

- She would like to know options for a fine system for the neighborhood. She would like to find a way to keep the neighborhood a nice neighborhood. Is there a plan for more greenspaces or common areas?
- Darolyn stated most of the neighborhoods with a fine system has higher HOA dues. Darolyn has stated an HOA can file a lien on a property, however it is an expensive process.
- Sara stated more greenspaces and common areas are not in the neighborhood plan.

Meeting adjourned at 6:50.