

Stone Brook Homeowners Association

Board Meeting Minutes

Date: June 10, 2026

Time: 6:30 PM

Location: Stone Brook Homeowners Association Meeting

1. Call to Order

The meeting was called to order by the President at 6:30 PM. Board members and homeowners in attendance were welcomed, and the meeting agenda was reviewed.

2. Officer and Committee Reports

Treasurer's Report

The Treasurer provided a financial summary, including account balances, dues, and current financial status of the Association. Discussion included anticipated costs associated with ongoing community improvement projects.

Secretary's Report

The Board discussed homeowner communications, including HOA email distribution practices and methods for notifying residents about community matters. Questions were raised regarding rental properties within the neighborhood and how the Association is informed of rental activity.

Architectural Control Committee (ACC)

The ACC provided updates on current requests and committee activities. Board membership and committee participation were briefly discussed.

Social Committee

Discussion included planning for future community events, including the annual Neighborhood BBQ and Christmas Party. A welcome committee was discussed, including participation from community volunteers.

Neighborhood Watch

Neighborhood safety concerns were discussed. Topics included vehicle activity within the neighborhood, crime prevention, and maintaining active communication with homeowners regarding safety issues.

3. Homeowner Comments

Several homeowner concerns were presented to the Board:

- Tree branches extending into neighboring properties.

- Street sign maintenance concerns.
 - Growth and maintenance issues on rockery areas.
 - Moss accumulation on sidewalks.
 - Nuisance complaints regarding barking dogs.
 - Dog waste concerns near the Green Gables area.
 - Complaints regarding loud music within the community.
 - Concerns regarding trailers and long-term vehicle parking.
 - Reports of random vehicles parking near entrances and leaving garbage in common areas.
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4. Board Projects and Planning

The Board reviewed the status of several ongoing and planned community improvement projects.

Landscape and Common Area Maintenance

- Maintenance of cul-de-sac landscape islands.
- Biannual pond cleaning program.
- Pond maintenance and pond pump replacement planning.
- Fence repairs and maintenance.
- Tree maintenance near community fountain areas.
- Completion of stump removal projects.
- Replacement of beauty bark with matching materials.

Infrastructure Improvements

- Repainting community electrical boxes.

Neighborhood Appearance

The Board discussed improvements to community entrances and common areas, including maintaining landscaping, preserving decorative features, and addressing areas needing cleanup or restoration.

5. Community Communications and Compliance

Solicitation Concerns

The Board discussed reports of solicitors within the neighborhood and reviewed options for additional "No Soliciting" signage. The need to confirm applicable city regulations was noted.

Newsletter Topics

The Board recommended including reminders and updates in the next community newsletter concerning:

- Pet waste cleanup responsibilities.
 - Barking dog concerns.
 - Neighborhood maintenance expectations.
 - Ongoing HOA projects and improvements.
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6. Action Items

Action Item	Responsible Party
Review rental property notification process	Board/Secretary
Update homeowner email communication list	Secretary
Obtain and review neighborhood map	Board
Investigate trailer and parking concerns near Green Gables	Board
Obtain cost estimates for upcoming projects	Treasurer
Verify tree maintenance information near fountain area	Landscape Committee
Complete stump removal project	Landscape Committee
Replace beauty bark in designated areas	Landscape Committee
Review additional "No Soliciting" sign locations	Board
Add nuisance pet and cleanup reminders to newsletter	Secretary

7. Next Meeting

The Board discussed scheduling the next HOA meeting and agreed to confirm the date and time following further coordination.

8. Adjournment

There being no further business, a motion was made to adjourn the meeting. The meeting was adjourned following Board approval. Patty Adjourned at 7:48pm, seconded by Robin.

Submitted by:

Secretary, Stone Brook Homeowners Association

Approved by:

President, Stone Brook Homeowners Association