

**Stone Brook Home Owners Association
Annual Meeting Agenda
12/5/2023**

1. Call Meeting to Order – President

2. Review/Approval of Last Meeting Minutes

3. Officer Reports:

- **Treasurer Report-**

Bank of America - Checking- \$2,473.86, Saving - \$41,373.68, QuickBooks Checking, - \$28,813.06, as of 12/5/2023.

Annual dues have been paid by 162 of 164 homeowners, leaving 2 (Jordan & Kameron Wallace, and Carlos & Alma Carrillo) yet to pay. Follow up reminder letters and emails will be sent next week, adding a late payment fee of 1% per month.

- Presentation of Proposed 2024 Budget.

- **Secretary-** Review communications taken, , previous meeting minutes.

4. Committee Reports:

- **ACC Committee-** 12 ACC applications were approved, 2 Roofs, 7 Repaints, 2 Fence repairs, one deck replacement..

- **Landscape Committee-** Replaced both Pond pumps

- **Social Committee –**

- **Neighborhood Watch –** Two home burglaries were reported. Please be sure that your homes and vehicles are locked.

5. Neighborhood Reports:

- Walk throughs and violations - 7 Letters went out

6. Old Business: (President tracks all old business in action items)

7. New business:

- 2 New Residents (Oblat Oxile, 4609 SW 328th Place and David & Janice Donaldson, 4803 SW 329th Way)

- Christmas Light Contest

- Election of new Board member(s).

8. Review action items open and closed (President maintains list):

- PSE upgraded the street lights on 47th Ave SW, and awaiting installation of street lights on 329th Way SW & 50th PL SW and 49th Ave SW & 330th St SW.

9. Next Meeting Planning - Tuesday, Jan 9th

10. Adjourn meeting

Stone Brook Home Owners Associa3on
Monthly Report/Agenda
2/14/2023

- 1. Call Meeting to Order – President**
- 2. Review/Approval of Last Meeting Minutes**
- 3. Officer Reports:**
 - **Treasurer Report-**
Bank of America - Checking- \$8577.59, Saving - \$59,368.92, QuickBooks
Checking - \$13,416.14, as of 2/13/2023.
Annual dues have been paid by 104 of 164 homeowners
 - **Secretary-** Review communications taken, previous meeting minutes.
- 4. Committee Reports:**
 - **ACC Committee-** Jaasund – Deck replacement
Kantiyavong – Fence replacement.
 - **Landscape Committee-** South pond appears to be working well.
 - **Social Committee –**
 - **Neighborhood Watch –** Two Mailboxes are on order.
- 5. Neighborhood Reports:**
 - Walk throughs and violations - None
- 6. Old Business:** (President tracks all old business in action items)
- 7. New business:**
 -
- 8. Review action items open and closed (President maintains list)**
 - PSE upgrade and installation of street lights
- 9. Next Meeting/Report Planning - Tuesday, Mar 14th**
- 10. Adjourn meeting**

Stone Brook Home Owners Associa3on
Monthly Report/Agenda
3/14/2023

- 1. Call Meeting to Order – President**
- 2. Review/Approval of Last Meeting Minutes**
- 3. Officer Reports:**
 - **Treasurer Report-**
Bank of America - Checking- \$10,453.51, Saving - \$59,369.43, QuickBooks
Checking - \$21,331.14, as of 2/13/2023.
Annual dues have been paid by 104 of 164 homeowners
 - **Secretary-** Review communications taken, previous meeting minutes.
- 4. Committee Reports:**
 - **ACC Committee-** Jaasund – Deck replacement
Kantiyavong – Fence replacement.
 - **Landscape Committee** - South pond appears to be working well.
 - **Social Committee** –
 - **Neighborhood Watch** – Two Mailboxes for SW 48th Ave are on order.
- 5. Neighborhood Reports:**
 - Walk throughs and violations - None
- 6. Old Business:** (President tracks all old business in action items)
- 7. New business:**
 -
- 8. Review action items open and closed (President maintains list)**
 - PSE upgrade and installation of street lights
- 9. Next Meeting/Report Planning** - Tuesday, Mar 14th
- 10. Adjourn meeting**

Stone Brook Home Owners Associa3on
Monthly Report/Agenda
3/14/2023

1. Call Meeting to Order – President

2. Review/Approval of Last Meeting Minutes

3. Officer Reports:

- **Treasurer Report-**

Bank of America - Checking- \$11,873.14, Saving - \$59,369.89, QuickBooks Checking - \$28279.19, as of 3/13/2023.
Annual dues have been paid by 149 of 164 homeowners, reminder emails and letters will be sent out on Mar 15th.

- **Secretary-** Review communications taken, previous meeting minutes.

4. Committee Reports:

- **ACC - Committee-** None

- **Landscape Committee** - South pond appears to be working well.

We have sent out a check to PSE for \$8276.40 for them to upgrade 8 street lights to LED.

The two mailboxes on 48th Ave SW have now been replaced. We have filed a claim for the stolen mailbox on 46th Ct SW and vandalized mailbox on 47th Ave SW. We expect a check in a couple of weeks.

- **Social Committee –**

- **Neighborhood Watch –**

5. Neighborhood Reports:

- Walk throughs and violations – Several instances of Garbage/Recycle bins not properly stored. We will send out letters soon.

6. Old Business: (President tracks all old business in action items)

- Jeff Kurle has stated his desire to resign, so we need another Board Member. Also Susan Fuller is considering resigning as President.

7. New business:

-

8. Review action items open and closed (President maintains list)

- PSE upgrade and installation of street lights

9. Next Meeting/Report Planning - Tuesday, Apr 11th

10. Adjourn meeting

Stone Brook Home Owners Associa3on
Monthly Report/Agenda
4/12/2023

1. Call Meeting to Order – President

2. Review/Approval of Last Meeting Minutes

3. Officer Reports:

- **Treasurer Report-**

Bank of America - Checking- \$14,778.58, Saving - \$59,370.39, QuickBooks Checking - \$29,248.64, as of 4/11/2023.
Annual dues have been paid by 155 of 164 homeowners, reminder emails and letters will be sent out on Apr 16th.

- **Secretary-** Review communications taken, previous meeting minutes.

4. Committee Reports:

- **ACC - Committee-** None

- **Landscape Committee** - South pond appears to be working well.

We have sent out a check to PSE for \$8276.40 for them to upgrade 8 street lights to LED.

The two mailboxes on 48th Ave SW have now been replaced.
We received a check for \$5,109.12 for reimbursement for the stolen mailbox on 46th Ct SW and vandalized mailbox on 47th Ave SW. We have filed a claim for the vandalized mailboxes on 48th Ave SW. We expect a check in a couple of weeks.

- **Social Committee –**

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- **Neighborhood Watch –**

5. Neighborhood Reports:

- Walk throughs and violations – Several instances of Garbage/Recycle bins not properly stored, and a trailer in the driveway. We have send out letters.

6. Old Business: (President tracks all old business in action items)

- Jeff Kurle has stated his desire to resign, so we need another Board Member. Also Susan Fuller is considering resigning as President.

7. New business:

- Garage Sale in May?

8. Review action items open and closed (President maintains list)

- PSE upgrade and installation of street lights

- 9. Next Meeting/Report Planning - Tuesday, Apr 11th**
- 10. Adjourn meeting**

Stone Brook Home Owners Associa3on
Monthly Report/Agenda
5/8/2023

1. Call Meeting to Order – President

2. Review/Approval of Last Meeting Minutes

3. Officer Reports:

- **Treasurer Report-**

Bank of America - Checking- \$9,915.58, Saving - \$59,370.88, QuickBooks Checking - \$29,519.14, as of 5/8/2023.
Annual dues have been paid by 160 of 164 homeowners, reminder emails and letters will be sent out on May 16th.

- **Secretary-** Review communications taken, previous meeting minutes.

4. Committee Reports:

- **ACC - Committee-** None

- **Landscape Committee** - We have sent out a check to PSE for \$8276.40 for them to upgrade 8 street lights to LED.

The two vandalized mailboxes on 48th Ave SW have now been replaced.
We received a check for \$4895.22 for reimbursement for vandalized mailboxes on 48th Ave SW.

- **Social Committee –**

- **Neighborhood Watch –**

5. Neighborhood Reports:

- Walk throughs and violations – Several instances of Garbage/Recycle bins not properly stored, and a trailer in the driveway. We have sent out letters.

6. Old Business: (President tracks all old business in action items)

- Jeff Kurle has stated his desire to resign, so we need another Board Member. Also Susan Fuller is considering resigning as President.

7. New business:

- Garage Sale in May/Jun?

8. Review action items open and closed (President maintains list)

- PSE upgrade and installation of street lights

9. Next Meeting/Report Planning - Tuesday, Jun 13th

10. Adjourn meeting

Stone Brook Home Owners Associa3on
Monthly Report/Agenda
6/13/2023

1. Call Meeting to Order – President

2. Review/Approval of Last Meeting Minutes

3. Officer Reports:

- **Treasurer Report-**

Bank of America - Checking- \$7,419.52, Saving - \$59,371.38, QuickBooks Checking - \$29,519.14, as of 5/8/2023.

Annual dues have been paid by 160 of 164 homeowners, reminder emails and letters will be sent out on Jun 15th.

Annual Secretary of State report has been filed.

- **Secretary-** Review communications taken, previous meeting minutes.

- **ACC –** Nguyen – Siding
Jonas - Roof

- **Landscape Committee** - We received a check for \$4895.22 for reimbursement for vandalized mailboxes on 48th Ave SW. We are having the dead Pine tree by the South Pond cut down for \$1926.75.

- **Social Committee –**

- **Neighborhood Watch –**

4. Neighborhood Reports:

- Walk throughs and violations – Several instances of Garbage/Recycle bins not properly stored. We have sent out letters.

5. Old Business: (President tracks all old business in action items)

6. New business:

- Homeowners need to be aware of the fire hazard of dormant grass.
- Garage Sale in Jun/Jul?
- New Homeowner – William & Theresa McCollum sold their home at 4803 SW 329th Way to David A. & Janice Lynn Donaldson

7. Review action items open and closed (President maintains list)

PSE upgrade and installation of street lights

8. Next Meeting/Report Planning - Tuesday, Jul 11th

9. Adjourn meeting

Stone Brook Home Owners Association
Monthly Report/Agenda
7/11/2023

1. Call Meeting to Order – President

2. Review/Approval of Last Meeting Minutes

3. Officer Reports:

- **Treasurer Report-**

Bank of America - Checking- \$3,446.06, Saving - \$59,371.87, QuickBooks Checking - \$29,519.14, as of 5/8/2023.

Annual dues have been paid by 160 of 164 homeowners, reminder emails and letters will be sent out on Jul 15th.

Annual Secretary of State report has been filed.

- **Secretary-** Review communications taken, previous meeting minutes.

- **ACC – Kirkham-Ray – Paint**

- **Landscape Committee** - We had the dead Pine tree by the South Pond cut down, and the stumps ground up. Also, the tree people advised that the Big Leaf Maple on the northside of the entrance is in distress, and may have to be removed soon.

The south pond pump appears to have failed. It will be replaced later this week.

- **Social Committee** – Garage sale on Aug 5th & 6th.

- **Neighborhood Watch** – None

4. Neighborhood Reports:

- Walk throughs and violations – Still have one instance of Garbage/Recycle bins not properly stored. We have sent out a violation letter.

5. Old Business: (President tracks all old business in action items)

- Garage Sale in Aug/Sep

6. New business:

- Homeowners need to be aware of the fire hazard of dormant grass.

7. Review action items open and closed (President maintains list)

- PSE upgrade and installation of street lights

8. Next Meeting/Report Planning - Tuesday, Aug 8th

9. Adjourn meeting

Stone Brook Home Owners Association
Monthly Report/Agenda
8/8/2023

- 1. Call Meeting to Order – President**
- 2. Review/Approval of Last Meeting Minutes**
- 3. Officer Reports:**
 - **Treasurer Report-**
Bank of America - Checking- \$2,066.85, Saving - \$56,372.36, QuickBooks Checking - \$29,760.96, as of 8/7/2023.
Annual dues have been paid by 162 of 164 homeowners, reminder emails and letters will be sent out on Aug 15th.
 - **Secretary-** Review communications taken, previous meeting minutes.
 - **ACC – Oh– Paint**
Chemeychuk – Paint
Biermann - Paint
 - **Landscape Committee** - The south pond pump was replaced. The north pond pump appears to have problems with all the algae, as it runs for a bit, then automatically resets.
 - **Social Committee** – Garage sale on Aug 5th & 6th. Next sale is Sep 8th & 9th.
 - **Neighborhood Watch** – None
- 4. Neighborhood Reports:**
 - Walk throughs and violations – None
- 5. Old Business:** (President tracks all old business in action items)
 - Garage Sale in Aug/Sep
- 6. New business:**
 - Homeowners need to be aware of the fire hazard of dormant grass.
- 7. Review action items open and closed (President maintains list)**
 - PSE upgrade and installation of street lights
- 8. Next Meeting/Report Planning** - Tuesday, Sep 12th
- 9. Adjourn meeting**

Stone Brook Home Owners Association
Monthly Report/Agenda
9/12/2023

- 1. Call Meeting to Order – President**
- 2. Review/Approval of Last Meeting Minutes**
- 3. Officer Reports:**
 - **Treasurer Report-**
 - Bank of America - Checking- **\$3,912.90**, Saving - **\$52,372.82**, QuickBooks Checking - **\$29,763.81** as of 9/8/2023.
Annual dues have been paid by 162 of 164 homeowners, reminder emails and letters will be sent out on Sep 15th.
 - **Secretary-** Review communications taken, previous meeting minutes.
 - **ACC – Bohm– Deck**
Williams – Paint/Roof/Deck/Awning
 - **Landscape Committee** - The north pond pump was replaced. The north pond pump appears to have problems with all the algae/low or warm water, as it runs for a bit, then automatically resets.
 - **Social Committee** – Garage sale on Sep 9th.
 - **Neighborhood Watch** – None
- 4. Neighborhood Reports:**
 - Walk throughs and violations – Lewis – RV/Trailer
Collins – Trailer
Li – Renter has fence, trailer, garbage bins
- 5. Old Business:** (President tracks all old business in action items)
 - Garage Sale in Sep 9th
- 6. New business:**
 - Homeowners need to be aware of the fire hazard of dormant grass.
- 7. Review action items open and closed (President maintains list)**
 - PSE upgraded street lights along 47th Ave SW to LED
- 8. Next Meeting/Report Planning** - Tuesday, Oct 10th
- 9. Adjourn meeting**

Stone Brook Home Owners Association
Monthly Report/Agenda
10/10/2023

- 1. Call Meeting to Order – President**
- 2. Review/Approval of Last Meeting Minutes**
- 3. Officer Reports:**
 - **Treasurer Report-**
 - Bank of America - Checking- **\$4,146.25**, Saving - **\$50,373.25**, QuickBooks Checking - **\$28,783.32** as of 10/9/2023.
Annual dues have been paid by 162 of 164 homeowners, reminder emails and letters will be sent out on Oct 15th.
 - **Secretary-** Review communications taken, previous meeting minutes.
 - **ACC – None**
 - **Landscape Committee** - The north pond pump was replaced. The north pond pump appears to have problems with all the algae/low or warm water, as it runs for a bit, then automatically resets.
 - **Social Committee** – Garage sale on Sep 9th.

Neighborhood Watch – Burglary – 49th Pl, 9/21
49th Ave, 9/16
- 4. Neighborhood Reports:**
 - Walk throughs and violations – Li – Renter has garbage bin out.
- 5. Old Business:** (President tracks all old business in action items)
 - Garage Sale in Sep 9th
- 6. New business:**
 - Homeowners need to be aware of the security concerns, especially during holiday season. Please ensure your alarms are armed and vehicles are locked.
- 7. Review action items open and closed (President maintains list)**
 - PSE upgraded street lights along 47th Ave SW to LED
- 8. Next Meeting/Report Planning** - Tuesday, Oct 10th
- 9. Adjourn meeting**

Stone Brook Home Owners Association
Monthly Report/Agenda
11/14/2023

- 1. Call Meeting to Order – President**
- 2. Review/Approval of Last Meeting Minutes**
- 3. Officer Reports:**
 - **Treasurer Report-**
 - Bank of America - Checking- \$5,253.31, Saving - \$43,373.68, QuickBooks Checking - \$28,813.06 as of 11/13/2023.
Annual dues have been paid by 162 of 164 homeowners, reminder emails and letters will be sent out on Nov 15th.
 - **Secretary-** Review communications taken, previous meeting minutes.
 - **ACC – None**
 - **Landscape Committee - None**
 - **Social Committee –**

Neighborhood Watch – Burglary – 49th Pl, 9/21
49th Ave, 9/16
- 4. Neighborhood Reports:**
 - Walk throughs and violations - None
- 5. Old Business:** (President tracks all old business in action items)
 - PSE is still working on installation of street lights on 329th Way SW & 50th PL SW and 49th Ave SW & 330th St SW
- 6. New business:**
 - Homeowners need to be aware of the security concerns, especially during holiday season. Please ensure your alarms are armed and vehicles are locked.
- 7. Review action items open and closed (President maintains list)**
 - PSE upgraded street lights along 47th Ave SW to LED
- 8. Next Meeting/Report Planning - Tuesday, Dec 5th**
- 9. Adjourn meeting**