<u>Meeting</u>: StoneyBrook HOA – Regular Board Meeting

<u>Location</u>: West Donegal Township Building, One Municipal Dr, Elizabethtown, PA 17022

<u>Date</u>: **February 11, 2026 @ 7:30 PM**

<u>Invitees/Attendees</u>:

- Ross Greenawalt: President
- Josh Young: Vice President
- Luke Grim: Secretary
- Dolph Printz: Treasurer
- Nicole Cradic: Board Member
- Bert Hanson: Board Member
- Doug Deibler: Board Member

<u>Agenda</u>:

1) Call to order: **Ross Greenawalt –**
   a) Introduction of HOA Board Regular Meeting process to visitors

2) Regular Business:
   a) Approve board meeting minutes for: **January 21, 2026**
      i) General Consent -

   b) Approve financial reports:
      i) Financials review –
      ii) General Consent –
      iii) Delinquent Dues –

2) Committee updates:
   a) Finance committee - Chairperson: **Dolph Printz**
      i) Meetings:
      ii) Additional items:
         (1) PA Annual Report Reminder, Nicole C. has in calendar to update in May 2026

   b) Communications committee - Chairperson: **Luke Grim**
      i) Meetings:
      ii) Additional items:

   c) Grounds committee - Chairperson: **Bert Hanson**
      i) Meetings:
      ii) Status of HOA Grounds:
         (1) Performance of new turf/snow contractor Logan:
         (2) Homeowner concerns from large snow event:

iii) Environmental Coordinator Update (**Ross G.**):

iv) Additional items:

3) Additional Business
   a) Enforcement review of email from attorney and "Form Fine Policy": (tabled for future development)
   b) Revise "Trash Cart Provision of Declaration": (tabled for future development)
   c) Proceed with "StoneyBrook Green Master Plan": (tabled for future development)
   d) StoneyBrook 03.11.2026 Annual Meeting Preparations (**Ross G.**):
      i) Review of agenda
      ii) Review of candidate bios
      iii) Review of proxy and ballot

   e) Homeowner concerns/requests (**Ross G.**):
      i) Review Communication Log:
         - Abandon vehicles in parking lot, follow up
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4) Other business from the floor (5 minutes per topic):
   a) <Name/Address/Topic-Statement-Request>

5) Adjourn:
   a) MOTION
   b) SECOND (Name):
   c) VOTE: