

Meeting: StoneyBrook HOA – Regular Board Meeting

Location: West Donegal Township Building, One Municipal Dr, Elizabethtown, PA 17022

Date: **February 11, 2026 @ 7:30 PM**

Invitees/Attendees:

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

Agenda:

1) Call to order: **Ross Greenawalt – 7:30 PM**

- a) Introduction of HOA Board Regular Meeting process to visitors
  - i) *Visitor: Jim Mahler, Jr. – 16 Kimberly Ct.*
  - b) *Dolph to be leaving the board at the end of the yearly term.*

2) Regular Business:

- a) Approve board meeting minutes for: **January 21, 2026**
  - i) General Consent - *Approved*
- b) Approve financial reports:
  - i) Financials review – *Reviewed 2025 financials and looked at 2026 budget*
  - ii) General Consent –
  - iii) Delinquent Dues – *Follow up with delinquent accounts, several to potentially send to HOA attorney*

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:
    - (1) *Discussion ongoing regarding additional communications channel. Two current ideas are creating a HOA facebook page or use the WhatsApp to send out to phone numbers.*
    - (2) *Minutes, solar panel information, and Fees FAQs need updated on website.*
- 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
    - (1) Candidates will be voted onto board by acclamation
- e) Future consideration of having kids or volunteers plow or snow blow the walking paths.
- f) Post office box key given to Luke Grim for next board president.
- g) Planning for executive meeting after the annual meeting for reorganization and officers.
  
- h) Homeowner concerns/requests (**Ross G.**):
  - i) Review Communication Log:
    - Abandon vehicles in parking lot, follow up
      - o Potentially add Towed at owners expense to common parking lot.
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### 4) Other business from the floor (5 minutes per topic):

- a) <Name/Address/Topic-Statement-Request>

### 5) Adjourn: 9:29PM

- a) MOTION: Ross
- b) SECOND (Name): Luke
- c) VOTE: