

Meeting: Stoneybrook HOA – Regular Board Meeting

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

Date: **April 21, 2026 @ 7:30 PM**

Invitees/Attendees:

- John Recknagel: Board Liaison
- Jim Mahler, Jr.: President
- Nicole Cradic: Board Member
- Annabel Ries: Board Member
- Joyce Boyer: Board Member
- Doug Deibler: Board Member
- Luke Grim: Secretary
- Nick Hornung: Vice President

Agenda:

- 1) Call to order: Jim Mahler, Jr.
  - a) Introduction of HOA Board Regular Meeting process to visitors
  
- 2) Reorganization Business:
  - a) Election of Officer Positions: Jim Mahler, Jr.
    - i) Treasurer
    - (1) MOTION:**
  - b) Board Operation Information Review: Jim Mahler, Jr.
    - i) Review Calendar of Events\*
    - ii) Review Board Member Expectations/Information\*
    - iii) Review Example Board Code of Ethics\*
  - c) Selection of Board representatives for each committee: Jim Mahler, Jr.
    - i) Communications committee
    - ii) Finance committee
    - iii) Grounds committee
  
- 3) Regular Business:
  - a) Approve board meeting minutes
    - i) **MOTION: Approve board meeting minutes for February 11, 2026**
    - ii) SECOND (Name):
    - iii) DISCUSSION:
    - iv) VOTE:
  - b) Approve annual meeting minutes
    - i) **MOTION: Approve annual meeting minutes for March 10, 2026**
    - ii) SECOND (Name):
    - iii) DISCUSSION:
    - iv) VOTE:

NOTE: Items with an asterisk\* have been sent to board members as part of meeting notice.

- c) Approve financial reports
  - i) MOTION: **Approve financial reports for Q1 (March) 2026**
  - ii) SECOND (Name):
  - iii) DISCUSSION:
  - iv) VOTE:
  
- 4) Committee updates: Jim Mahler, Jr.
  - a) Communications committee - Chairperson:
    - i) Meetings:
    - ii) Spring/Summer newsletter: Status
    - iii) Additional items:
  - b) Finance committee - Chairperson:
    - i) Meetings:
    - ii) Current budget status:
    - iii) Additional items:
  - c) Grounds committee - Chairperson:
    - i) Meetings:
    - ii) Common Area Development Plan: Status
    - iii) Additional items:
  
- 5) Additional Business: **<Newly elected president>**
  - a) 2026 Annual Meeting:
    - i) Update of remaining tasks
      - (1) Email membership results of officer elections
      - (2) Review of any outstanding follow-up items
  - b) Homeowner concerns:
    - i) Pools
    - ii) Fences
    - iii) Air B&B
    - iv) Illegal drain on other property
  
- 6) Other business from the floor (5 minutes per topic):
  - a) <Name/Address/Topic-Statement-Request>
  
- 7) Adjourn:
  - a) MOTION (Name/Second/Vote):

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