

Meeting: Stoneybrook HOA – Regular Board Meeting

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

Date: November 12, 2025 @ 7:30 PM

Invitees/Attendees:

- 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

Agenda:

- 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: **October 08, 2025**
 - i) General Consent -
 - b) Approve financial reports (Reviewed Quarterly):
 - i) Financials review –
 - ii) General Consent –
- 2) Committee updates:
 - a) Finance committee - Chairperson: **Dolph Printz**
 - i) Meetings: **2026 HOA budget planning w/Nicole, Ross & Dolph on 11/08/2025**
 - ii) Review of proposed 2026 HOA Budget:
 - iii) Additional items:
 - (1) Results of fact-finding mission to use a 3rd party vendor for managing the HOA:
- b) Communications committee - Chairperson: **Luke Grim**
 - i) Meetings:
 - ii) Fall/Winter newsletter, feedback?
 - iii) Additional items:

- c) Grounds committee - Chairperson: **Bert Hanson**
 - i) Meetings:
 - ii) Status of HOA Grounds:
 - (1)
 - iii) Environmental Coordinator Update (**Ross G.**):
 - (1) See EC 25-9 from John R.
 - (2) Meeting w/Kelly from LandStudies on 11/25 at 10 AM, John's home 112 Ridgefield Dr.
 - iv) Tree Lay event:
 - (1) Riparian Buffer Phase II planting on 11/01 follow up (**Ross G.**):
 - v) Additional items:
- 3) Additional Business
 - a) Enforcement review of email from attorney and "Form Fine Policy": ([tabled for future development- R.G.](#))
 - b) Succession planning, annual board meeting March 2026: ([reminder- R.G.](#))
 - c) December 10th & January 14th HOA Board Meetings (**Ross G.**):
 - d) Homeowner concerns/requests (**Ross G.**):
 - i) Review Communication Log:
 - 112 Randolph Dr. – "I am all for the environment but I would have moved to Bishops Woods if I had wanted a ton of trees in my backyard." "We bought our lot for the open space behind our house instead of being boxed in by a ton of trees." (email)
 - 2 Stoneybrook Ln. – "We have seen the frequency and quality of lawn maintenance in the common areas decline. The high grass has encouraged insect and tick propagation." (payment)
- 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: