

Meeting: Stoneybrook HOA – Regular Board Meeting

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

Date: **April 16, 2025 @ 7:30 PM**

Invitees/Attendees:

- David Good: Past President
- Ross Greenawalt: Board Member
- Nicole Cradic: Board Member
- Josh Young: Board Member
- Bert Hanson: Board Member
- Doug Deibler: Board Member
- Luke Grim: Board Member
- Dolph Printz: Board Member

MINUTES:

1) Call to order: **Past President David Good – 7:32 PM**

- a) Introduction of HOA Board Regular Meeting process to visitors

2) Reorganization Business:

a) Election of Officer Positions: **Past President David Good**

i) President

(1) **MOTION:** Ross Greenawalt self-nominated

(2) **SECOND (Name):** Bert Hanson

(3) **DISCUSSION:** None

(4) **VOTE:** Approved – Unanimous

ii) Vice-President

(1) **MOTION:** Josh Young self-nominated

(2) **SECOND (Name):** Nicole Cradic

(3) **DISCUSSION:** Can share workload, bring membership to help on the Communications Committee, can change positions within the Board throughout the year.

(4) **VOTE:** Approved – Unanimous

iii) Secretary

(1) **MOTION:** Luke Grim self-nominated

(2) **SECOND (Name):** Ross Greenawalt

(3) **DISCUSSION:** None

(4) **VOTE:** Approved – Unanimous

iv) Treasurer

(1) **MOTION:** Dolph Printz self-nominated

(2) **SECOND (Name):** Ross Greenawalt

(3) **DISCUSSION:** Nicole will work w/Dolph on processes & responsibilities of Treasurer, Dolph asked questions about official duties and responsibilities.

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

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(4) VOTE: Approved – Unanimous

b) Board Operation Information Review: **Newly Elected President Ross Greenawalt**

- i) Thanks to David Good and past leadership, dismissed.
- ii) Review Calendar of Events* - will continue meeting on 2nd Wednesday of month at 7:30 PM
- iii) Review Board Member Expectations/Information* - we are here for the good of the HOA & help each other
- iv) Review Example Board Code of Ethics* - avoid conflicts of interest

c) Selection of Board representatives for each committee: **Newly Elected President Ross Greenawalt**

- i) Communications committee - Luke Grim will be the chairman, Josh to help w/website, need to solicit help from HOA membership
- ii) Finance committee - Dolph Printz will be the chairman, Nicole will assist, need to solicit help from HOA membership
- iii) Grounds committee - Bert Hanson will be the chairman, Doug will assist; need to provide a list of HOA members that help on the Grounds Committee

3) Regular Business: **Newly Elected President Ross Greenawalt**

a) Approve board meeting minutes

- i) MOTION: Nicole Cradic - Approve board meeting minutes for February 12, 2025*
- ii) SECOND (Name): Doug Deibler
- iii) DISCUSSION: Follow up by Bert - ice melt put down at N. West View Dr. entrance was paid by developer due to road not being turned over to WDT. Bert spoke with contractors and moved advertising signs away from entrance islands/StoneyBrook signs.
- iv) VOTE: **Approved – Unanimous**

b) Approve annual meeting minutes

- i) MOTION: Nicole Cradic - Approve annual meeting minutes for March 11, 2025*
- ii) SECOND (Name): Josh Young
- iii) DISCUSSION: None
- iv) VOTE: **Approved – Unanimous**

c) Approve financial reports

- i) MOTION: Josh Young - Approve financial reports for Q1 (March) 2025*
- ii) SECOND (Name): Dolph Printz
- iii) DISCUSSION: None
- iv) VOTE: **Approved – Unanimous**

4) Committee updates: **Newly Elected President Ross Greenawalt**

a) Communications committee - Chairperson: **Luke Grim**

- i) Meetings: None
- ii) Spring/Summer newsletter: Josh is finalizing, reminders about dog restraint and WDT laws, trash can corrals/options, draft to be sent out for review, please take the time to look over and provide feedback

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- iii) Additional items: **None**
 - b) Finance committee - Chairperson: **Dolph Printz**
 - i) Meetings: **None**
 - ii) Current budget status: **In good order, will investigate insurance coverage/limits, will review Gruber Landscaping invoices, need to divide up into the appropriate categories to track snow removal vs. lawn care**
 - iii) Additional items: **Joyce Boyer wants to step back from managing the 'books', Dolph & Nicole will reach out to Hollinger's about managing, additional benefits: as development grows finances will remain professionally managed and would allow easier continuity of business through board changes from year to year.**
 - c) Grounds committee - Chairperson: **Bert Hanson**
 - i) Meetings: **None**
 - ii) Common Area Development Plan: **Bert will reach out to John R. to begin discussions w/Alliance for the Chesapeake Bay about planting additional trees along W. Ridge Road this fall. Alliance will pay up to \$100.00 for weed killer around base of trees recently planted.**
 - iii) Additional items: **A bid for \$350.00 to spray dandelions at both entrances and strip along W. Ridge Road was presented. This was turned down due to the concern the weed killer may have harmful effects on animals/kids walking off the path into the lawn. Also, it gives a poor perception to the rest of the HOA Members if we don't spray ALL the Common areas.**
- 5) Additional Business: **Newly Elected President Ross Greenawalt**
- a) 2025 Annual Meeting:
 - i) Update of remaining tasks
 - (1) Email membership results of officer elections - **Ross will get login info and send out email**
 - (2) Review of any outstanding follow-up items – **Josh will get login info and update the website; Ross will meet with David Good and be debriefed on the processes of the HOA**
 - (3) **For the next BOA meeting: review HOA website, does it meet our needs? Options to streamline/automate Annual HOA meeting. Share contact phone numbers, to be kept CONFIDENTIAL!**
 - b) Homeowner concerns:
 - i) Review Communication Log – **None**
- 6) Other business from the floor (5 minutes per topic):
- a) **Win Dell'Ario 215 Pebble Drive – observation only**
- 7) Adjourn:
- a) MOTION: **Dolph Printz**
 - b) SECOND (Name): **Nicole Cradic**
 - c) VOTE: **Approved – Unanimous at 9:21 PM**

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