

Meeting: Stoneybrook HOA – Regular Board Meeting

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

Date: **July 09, 2025 @ 7:30 PM**

Invitees/Attendees:

- Ross Greenawalt: President
- Josh Young: Vice President
- Luke Grim: Secretary
- Dolph Printz: Treasurer - [EXCUSED](#)
- Nicole Cradic: Board Member - [EXCUSED](#)
- 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: **June 11, 2025**
 - i) General Consent -
 - b) Approve financial reports for: **(Reviewed Quarterly)**
 - i) June bank statement review – as of 06/30 \$78,450.02 (all accounts)
 - ii) General Consent –
- 2) Committee updates:
 - a) Communications committee - Chairperson: **Luke Grim**
 - i) Meetings:
 - ii) Additional items:
 - (1) [Newsletter template provided to the chairperson](#)
 - (2) [May 2025 meeting minutes were uploaded to the website](#)
 - (3) [June 2025 meeting agenda uploaded to the website](#)
 - (4) [Website to be updated with May agenda, April minutes, and financials](#)
 - (5) [Josh to request website access for the chairperson from Jason with the website company.](#)
 - b) Finance committee - Chairperson: **Dolph Printz**
 - i) Meetings:
 - ii) Status of Hollinger’s managing finances, (**R. Greenawalt**)
 - (1) Checking account responsibilities change
 - (2) [Hollinger’s to do quarterly reports from now on](#)
 - iii) Additional items:
 - (1) [Nicole C. filed the PA annual report for nonprofit organizations on 06/16/2025](#)

- c) Grounds committee - Chairperson: **Bert Hanson**
 - i) Meetings:
 - ii) Status of HOA Grounds:
 - (1) Sealed some cracks along some of the walk ways.
 - iii) WDT Ltr – Basin Inspections (**Ross G.**):
 - (1) William Pfundheller longer lives in StoneyBrook and is removed from the Grounds Committee.
 - (2) Sump pump water from 109 Lindsey Lane draining into the rain water retention pond at 112 StoneyBrook Lane is permitted.
 - iv) Environmental Coordinator Update (**Ross G.**):
 - (1) Reviewed developing common area behind Ridgefield Drive.....?
 - (2) John R. suggested we promote sponsoring of trees to the HOA Membership.....?
 - v) Additional items:
 - (1) Jim & Linda O’Brien at 221 Pebble Dr. have requested to sponsor 4 trees in the common area behind their house, Phil Gruber putting a proposal together.
 - (2) Rain water retention basin at Marsh Run is complete, HOA will be soon responsible for mowing

3) Additional Business

- a) Enforcement (?): **Ross Greenawalt**
 - i) Reviewed “A Step-by-Step Approach to Enforcing HOA Rules”, Ross to follow with our legal counselor Aaron at RKG Law for feasibility on HOA rules/declaration enforcement.
 - ii) Ross to follow up with Reuben at Weaver Insurance as to need for a fence and/or signage around HOA owned retention ponds/wet lands, are we at risk if someone is injured, if done will this provide a reduction in rates.
- b) Homeowner concerns/requests: **Ross Greenawalt**
 - i) Review Communication Log
- c) Additional items:

4) Other business from the floor (5 minutes per topic):

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

5) Adjourn: 9:05 PM

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