

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 – 7:30PM**
 - 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 - **Approved**

 - b) Approve financial reports (Reviewed Quarterly):
 - i) Financials review – **Nicole Presented**
 - ii) General Consent – **Approved**

- 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:
 - (1) **Single family homes-\$5 increase to \$30 per month Townhomes-\$20 increase**
 - (2) **Motion to approve the proposed increases:**
 - (a) **Josh makes motion**
 - (b) **Dolph seconds**
 - (c) **In Favor: All**
 - (d) **Opposed: none**
 - (3) **Ross and Nicole to review fee and budget schedule, notify Hollinger’s**
 - (a) **Also send notification email to membership**

 - iii) Additional items:
 - (1) **Insurance Policies:**

General Liability - \$1,942/year. This provides liability for the premise.

Directors & Officers - \$1,067/year. This provides protection for those of you holding officer positions overseeing the HOA and the decisions being made within HOA. (Just be sure you're making decisions within the guidelines of HOA)

Bond – \$187/year. This protects the HOA from theft by the Treasurer of HOA, there is a \$25,000 limit.

(2) 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? **Positive reception**

iii) Additional items:

(1) Meeting minutes added to website

(2) Statement of position added

c) Grounds committee - Chairperson: **Bert Hanson**

i) Meetings:

ii) Status of HOA Grounds:

(1) Bert to show Pete Logan where the stakes go when they put them in.

(2) Wetland stakes to be moved out 4-5 feet.

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.**):

i) **No December board meeting, January meeting moved to January 21st**

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) Tracee Gotwalt & John Gargiulo/205 Randolph Dr./Questions regarding bylaws and enforcement

5) Adjourn:

- a) MOTION: Luke
- b) SECOND: Dolph
- c) VOTE: