

Meeting: Stoneybrook HOA – Regular Board Meeting

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

Date: **September 10, 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 – 7:31PM**

a) Introduction of HOA Board Regular Meeting process to visitors

2) Regular Business:

a) Approve board meeting minutes for: **July 09, 2025**

i) General Consent - **Reviewed and approved**

b) Approve financial reports for: **(Reviewed Quarterly)**

i) August financials review –

ii) General Consent – **Approved**

2) Committee updates:

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

i) Meetings:

ii) Follow up in reference to retention are signage:

“The carrier would not offer any premium reduction for a fence. And a fence would likely not offer much deference from the retention ponds.

I can see benefits from simple signs like “caution- flooding occurs” “No swimming” “No access” ... something along those lines. From a negligence perspective that should stand as proof the HOA did their part to notify public/HOA members of potential risks.”

Thanks,

Reuben Ziegler, *Insurance Producer*

Weaver Insurance Group Inc.

Discussed potentially putting some of the marsh areas wetlands keep out signs around the pond areas.

iii) No motorized vehicles (reference “statement of position”)

(1) Statement of position to also be posted on the website

iv) Additional items:

(1) Discussed several items to be included in the fall/winter newsletter

b) Finance committee - Chairperson: **Dolph Printz**

i) Meetings:

ii) Status of Hollinger's managing finances, (**R. Greenawalt**)

(1) Emailing dues

(2) To clarify with Hollinger's about notifying those with delinquent accounts

iii) Additional items:

(1) Dolph was provided the P.O. box key for HOA

(2) PA annual Rpt Filing – follow up:

- Please note that we should update the street address of the HOA. I think Bob's office has moved from 48 South Market Street. We'll need to discuss what address we should use. Once we have made a decision, we can update this. The address cannot be a PO Box. In the interest of time, I just kept it as is for now. I am wondering if we can ask Hollinger to use their physical address. Or maybe the attorney?
- I asked for info to be emailed and not mailed, given the issue with the mailing address.
- There was no filing fee. Assuming because we are a not-for-profit entity.

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

i) Meetings:

ii) Status of HOA Grounds:

(1) Snow-Mow Contract – review of bids

(2) Bids reviewed from Gruber Landscaping, Spring View, and Logan's Landscaping

(a) Motion of approval for Logan's Landscaping bid: Bert

(b) Second: Doug

(c) Vote: In Favor-All, Opposed-None

(3) Logan's Landscaping conditionally approved pending certificate of insurance and statement of responsibility for damage.

iii) WDT Ltr – Basin Inspections follow-up (**Ross G.**):

iv) Environmental Coordinator Update (**Ross G.**):

(1) See EC 26-6 and EC 25-7 from John R.

(2) Request Board acceptance of 2/7/25 proposal (previously provided to Board) from Nick Meyers of LandStudies Inc. for site visit and written recommendations for maintenance of common areas. Cost = \$275

(a) Declined for now due to other priorities

(3) Riparian Buffer Phase II planting - **11/1 – 10 to 12 AM**. 350 trees plus replanting of non-survivors from Spring '25 planting.

(4) Link for HOA volunteers - **<https://htru.io/SRrc>**

v) Additional items:

3) Additional Business

a) Enforcement (?): **R. Greenawalt**

- b) Electric dirt bike – Statement of Position: **R. Greenawalt**
- c) Street dedications & parking restrictions – WDT Email ‘blast’ request
- d) Homeowner concerns/requests: **R. Greenawalt**
 - i) Review Communication Log – 208 Pebble Dr. – fumes/speeding, 121 Lindsey Ln. – weeds, 12 Kimberly Ct. – fence, owners letting dogs wonder off trail/sidewalk, 92 Randolph Dr. – solar panels
- e) Additional items:
 - i) Discussed potential incentives for future board members: Perhaps HOA fees waived for participation
- 4) Other business from the floor (5 minutes per topic):
 - a) <Name/Address/Topic-Statement-Request>
- 5) Adjourn: 9:10 PM
 - a) MOTION: Luke
 - b) SECOND (Name): Dolph
 - c) VOTE: