

Meeting: Stoneybrook HOA – Regular Board Meeting

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

Date: **February 12, 2025 @ 7:30 PM**

Invitees/Attendees:

- David Good: President
- Dan Upshulte: Vice President
- Ross Greenawalt: Secretary
- Nicole Cradic: Treasurer
- Josh Young: Board Member (Excused Absence)
- Bert Hanson: Board Member
- Doug Deibler: Board Member

MINUTES:

1) Call to order: **David Good – 7:31 PM**

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

2) Regular Business:

- a) Approve board meeting minutes

- i) MOTION: **Ross Greenawalt – Approve board meeting minutes for January 08, 2025**
- ii) SECOND (Name): **Bert Hanson**
- iii) DISCUSSION: **None**
- iv) VOTE: **Approved – Unanimous**

- b) Approve financial reports

- i) MOTION: **Nicole Cradic – Approve financial reports for Calendar year 01/2024 through 12/2024**
- ii) SECOND (Name): **Doug Deibler**
- iii) DISCUSSION: **Gaining on making up Townhome deficit. 5 outstanding quarterly dues, Nicole following up. Suggested advertising ACH payment option for quarterly dues in welcome packet/email, information is available on StoneyBrook website.**
- iv) VOTE: **Approved – Unanimous**

3) Committee updates:

- a) Communications committee - Chairperson: **Josh Young**

- i) Meetings: **None**
- ii) Additional items: **Submit ideas for spring newsletter. Include tree planting on April 8th at 8 AM (03/21 is the layout of tree plots, 04/04 is material staging). John R. shared information about **Alliance for the Chesapeake Bay**, their newsletter promotes annual tree planting events, asks for volunteers to signup using a link. John R. would like the HOA Board to promote our planting of 140**

trees with membership. Volunteers will need to sign a waiver of liability on **Alliance for the Chesapeake Bay's** website.

b) Finance committee - Chairperson: **Nicole Cradic**

- i) Meetings: **None**
- ii) 2024 EOY Financials: **Reviewed during approval of financial reports**
- iii) Additional items: **None**

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

- i) Meetings: **None**
- ii) Common Area Development Plan: **Next steps shared by John R. the HOA's "Environmental Coordinator". He shared information about our common areas, wetlands and storm water retention ponds with 'Land Studies', for \$275.00 they will do a site visit and make recommendations for maintaining these areas as required. HOA Board will evaluate current documents (O&M and PCSM) and follow up with Land Studies.**
- iii) Additional items: **Bert H. shared 6 trash grates installed on retention pond outlets. Tree ties/stakes removed from recently planted trees. Bert will investigate Ross G.'s observation of ice melt being put down at the intersection/roadway of N. Westview Dr. by our snow removal contractor Gruber Landscaping as this isn't in the scope of work we agreed to.**

4) Additional Business

a) 2025 Annual Meeting: **Dave Good**

- i) **Reviewed status update of timeline and remaining tasks, on-track, will be on 03/11/2025 at 7 PM**
- ii) **Confirmed agenda items and meeting speakers, be prepared to speak, have talking points**
- iii) Approve official notice documents and USPS mailing:
 - (1) MOTION: **Dave Good – Approve Annual Meeting Notice Documents as Presented**
 - (2) SECOND (Name): **Nicole Cradic**
 - (3) DISCUSSION: **None**
 - (4) VOTE: **Approved – Unanimous**

b) Contractor advertisement sign obscuring entryway sign: **Dave Good**

- i) **Reviewed situation of multiple signs being posted looking cluttered and obscuring "StoneyBrook" sign at entrances.**
- ii) **Reviewed township ordinance Chapter 60, doesn't address HOA's sign situation**
- iii) **Discussed the need for HOA policy regarding contractor signs in entryway beds, will be a challenge to enforce and at what cost. Bert H. to speak with contractor (Gruber Landscaping) to reposition signs along W. Ridge Rd.**

c) Homeowner concerns: **Dave Good**

- i) **Reviewed recent dog incident, untethered big dog attacked small dog on leash which required medical treatment.**

- (1) Reviewed township ordinance Chapter 175 which addresses the issue
- (2) Discussed HOA role beyond WDT dog ordinance, no need to have a redundant dog policy, this would come at a considerable cost, would need to “police” the StoneyBrook neighborhood, give out citations and fines, possible legal battle. Will address in newsletter with membership to control your dog, be courteous of others and reference ‘WDT Dog Ordinance’.

ii) Review Communication Log - None

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

- a) John Recknagel 112 Ridgefield – spoke about Common Ares Development plan & Tree Planting
- b) Luke Grim 23 Marsh Run – observation, considering joining the HOA Board
- c) Nick Wolfe 107 Farmington Lane - observation, considering joining the HOA Board

6) Adjourn:

- a) MOTION: **Dave Good**
- b) SECOND (Name): **Doug Deibler**
- c) VOTE: **Approved – Unanimous at 9:29 PM**