

Stoney Point Harbor Homeowners' Association

**Board of Directors Meeting
November 20, 2010**

Location: The Erin Steenwyk Home

Time: 10:00 AM

2009-2011 Directors Present

Erin Steenwyk
Sarah Pratt

Directors Absent

Chris Watson

2010 – 2012 Directors Present

Greg O'Brien
Ed Cooper

Call to Order: The meeting was called to order by Erin Steenwyk, president.

Agenda: The Treasurer's report was added to the Agenda. Greg O'Brien moved that the Agenda be approved as amended. Ed Cooper seconded the motion. The motion was approved unanimously.

HOA Minutes: The October 15, 2010, HOA Board Meeting Minutes were respectfully submitted by Sarah Pratt. Ed Cooper moved that the Minutes be approved as read. Greg O'Brien seconded the motion. The Minutes were approved unanimously.

Architectural Committee's Report: The following report was submitted by Kim Miller, chairperson:

Dead Tree Requests: Terry Haber, Charles Whitesides, and Donna England

Irrigation System Request: Bobby Miller

Completion of Lot #12 construction for Pratt – returned Road Bond

Lot #18 concrete drive completed this week.

Greg O'Brien moved that the report be accepted as read. Ed Cooper seconded the motion. The report was approved unanimously.

Facilities Committee: The following report was given by David Kever, chair:

A maintenance agreement for the community gate was discussed. This agreement would begin with the fiscal year 2011-2012. Quarterly inspections of the gate will be made and repairs completed. There will be no additional charge for labor and necessary parts will be discounted. This regular maintenance and repair will prolong the life of the gate, motor, et cetera. The matter was tabled for further discussion.

Adopt-A-Highway is in place for Stoney Point Drive. Community members are encouraged to watch the required film and then participate in clean-up activities.

A new standard road sign is now in place at the entrance to Stoney Point Drive.

The Landscape Committee wishes to thank all members who participated in our Fall clean-up day.

The Facilities Committee will explore ways to reduce the power bill.

The Facilities Committee chair will be in charge of Christmas decorations at the gate.

Erin Steenwyk moved that the report be accepted as presented. Greg O'Brien seconded the motion. The motion was passed unanimously.

Landscaping Committee: No report was given

Treasurer's Report: No unusual transactions took place this month. Ed Cooper moved that \$25,000 be taken out of the checking account. Ten thousand dollars (\$10,000) will be placed in the Boat Storage Fund and \$15,000 will be placed in the Road Repair Fund. This is an attempt to continue to build these two funds using allocated funds not used during a fiscal year. Sarah Pratt moved that that the Treasurer's Report be accepted as presented and that the motion on the floor be approved. Erin Steenwyk seconded the motions. The motions were approved unanimously.

In addition, Erin Steenwyk moved that dues remain at \$700.00 for the 2011 – 2012 fiscal year. Chris Watson seconded the motion. The motion was approved unanimously. Dues letters and a call for nominations to fill Board positions should be mailed by December 1, 2010. Next year's dues must be paid by January 31, 2011.

Community Concerns: None were presented.

Annual Meeting: Sarah Pratt will contact the Southmont Fire Department to secure their facility for the Annual Meeting to be held the first Saturday in March. NOTE: This date has been changed to the second weekend in March.

Next Meeting: The next Homeowners' Association Board meeting will take place at Ed Cooper's home on January 28, 2011 at 7:00 PM.

Adjourn: With no additional matters to come before the Board, Ed Cooper moved that the meeting be adjourned. Sarah Pratt seconded the motion, and the measure passed unanimously.