

**Stoney Point Harbor Homeowners' Association**

**Board of Directors Meeting**

**February 26, 2010**

**Location:** The Ed Cooper home

**Time:** 7:00 PM

**2008-2010 Directors Present:**

Ed Cooper  
Charles Whitesides

**2009-2011 Directors Absent**

Sarah Pratt

**2009-2011 Directors Present**

Erin Steenwyk  
Chris Watson

**ARC Members Present**

Gerry Patrick

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

Agenda: Chris Watson moved that the Agenda be approved as read. Charles Whitesides seconded the motion, and the Agenda was accepted by acclamation.

HOA Minutes: The February 7, 2010, HOA Board Meeting Minutes were respectfully submitted by Sarah Pratt, secretary. Erin Steenwyk moved that the minutes be approved as read. Ed Cooper seconded the motion. The minutes were approved by acclamation.

Treasurer's Report: Ed Cooper, treasurer, presented the Budget Report. At this time, there are five members who are delinquent with their dues. A second notice was mailed and a \$25.00 late fee has been assessed. To date, forty four proxies for the Annual Meeting have been received. Ed is going to have some financial investors come present in the May/June timeframe to see if we can make better use of our bond money. No other major financial activity was reported. Chris Watson moved that the treasurer's report be approved as presented. Erin Steenwyk seconded the motion. The report was approved by acclamation.

Old Business

Annual Meeting: Tony Waterhouse will not be able to attend. Charles Whitesides will give the Facilities Chairman report in his absence. The Board wishes to thank Gerry Patrick and Susan Whitesides for agreeing to greet people and hand back proxies as they arrive. Chris Watson will establish the quorum.

## New Business

ARC: Gerry Patrick spoke on behalf of the ARC. She reported that Lot 12 subs are causing ruts in common area and mud is in a lot of the roadways. There is a lot of gravel spread up and down the roadway, particularly in front of the Barnes' property. Kim Miller has sent an email to Mr. Maness requesting more rock be placed in the driveway and that he do a better job of keeping the roadways clear of debris.

Loose dogs: There have been several complaints about loose dogs in the neighborhood. The Board reviewed the covenants and all concluded that the DORC 14.5 does not prohibit owners from keeping their dogs outside, but it does clearly state that they must be maintained on their property. A letter will be sent to those pet owners whose dogs have been running loose.

Miller Satellite: Erin Steenwyk shared with the Board that she had contacted the Millers about screening their satellite dish and that the dish was temporary structure that was going to be taken down when the contract ended.

Next HOA Board Meeting: The next meeting was not scheduled, due to the Annual Meeting the next meeting.

Adjourn Meeting: Erin Steenwyk moved that the meeting be adjourned. Chris Watson seconded the motion. The motion was approved by acclamation.