

## Stoney Point Harbor Homeowners' Association

### Board of Directors Meeting September 10, 2010, 2010

**Location:** The Erin Steenwyk Home

**Time:** 7:04 PM

**2009-2011 Directors Present**

Erin Steenwyk  
Sarah Pratt  
Chris Watson

**Directors Absent**

None

**2010 – 2012 Directors Present**

Greg O'Brien  
Ed Cooper

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

Agenda: Sarah Pratt moved that the Agenda be approved as presented. Ed Cooper seconded the motion. The motion was approved unanimously.

HOA Minutes: The July 16 , 2010, HOA Board Meeting Minutes were respectfully submitted by Sarah Pratt. Erin Steenwyk moved that the Minutes be approved as read. Greg O'Brien seconded the motion. The Minutes were approved unanimously.

Architectural Committee's Report: The A.R.C. report was presented by Kim Miller, chair.

Construction time extensions have been approved for Lot #12 and Lot #18.

Ed Cooper moved that the A.R.C. Report be approved as presented. Chris Watson seconded the motion. The motion was approved unanimously.

Facilities Committee: The Facilities Committee is comprised of Joe Pochowicz, Bobby Miller, Charles Whitesides, John Patrick, Wayne Creedmore and David Kever.

The delegated sub-committees are as follows:

Wayne Creedmore and John Patrick – Gate Entrance

Charles Whitesides – Light Poles

David Kever, Joe Pochowicz and Bobby Miller – Boat Storage Area

David Kever – Roads, Mowing and Other

Front Entrance:

- Replaced two spot lights
- In process – parts ordered for exit gate; entrance gate needs a gear box/ gate repairs done.
- Estimates concerning repairing the 10 years old gate are being gathered.
- Changed locks on breaker panel
- Conducting training for all committee members on gate maintenance

Pole Lights:

- Met with Energy United and had several lights repaired.

- Numbered poles for easy identification on SPH map
- It would be helpful if lot owners would watch for lights burning during the day. This usually means that spider webs or dust are obstructing the light sensor. If the lot owner can clean the sensor, that would be appreciated. If not, please make Charles Whitesides aware of the problem. Lights burning during the day means a higher electrical bill for the H.O.A.

#### Boat Storage:

- Contracted with Leslie to cut 6' wide path around fence and spray twice for \$155.00. The work is in process.
- Had Chappell tree service to clean up/haul off tree at storage
- Weeds continue to be a problem. Committee will meet with Tommy Swain (contractor) to see if he is responsible for additional sprayings.

#### Road Repairs:

- Because there is a high probability that there will be another home built this Fall or Winter, the road conditions will be monitored, but no repairs will be made unless conditions become unsafe.

#### Other:

- Painted two "property signs"
- Need Lot #32 to have proper signage installed

#### Adopt a Highway Program commencement

- All participants need to view a video and sign off
- Dates need to be established – coordinate with landscape committee

Additional parking for boat launch vehicles discussed.

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

#### Landscaping Committee:

The following H.O.A. members were nominated to serve on the Landscaping Committee: Sharon Keever (as Chairperson), Christine O'Brien and Becky Creedmore.

Erin Steenwyk moved that the nominations be accepted as presented. Chris Watson seconded the motion. The motion was approved unanimously.

#### Treasurer's Report:

Liens have been placed against two properties for non-payment of dues. Other business was routine.

Chris Watson moved that the Treasurer's Report be accepted as presented. Greg O'Brien seconded the motion. The motion was approved unanimously.

Community Concerns:

- Updates to the H.O.A. Web Page have been completed.
- Lights that are going out have been addressed.

Next Meeting: The next Homeowners' Association Board Meeting will take place at Erin Steenwyk's home on October 15, 2010 at 7:00 PM.

Adjourn: With no additional matters to come before the Board, Erin Steenwyk moved that the meeting be adjourned. Chris Watson seconded the motion, and the measure passed unanimously.