

*Stonebridge
Townhome
Owners'
Association*

*c/o Conway Management Group
2207 Concord Pike, #232
Wilmington, DE 19803*

BOARD OF DIRECTORS May 19, 2009

Meeting was called to order at 7:05 PM by Sue Snider, President

Board Members present: Wayne Elvin, Steve Giuliano, Beth Kuhn, Vince Short and Sue Snider

Boar Members excused: Margaret Flanagan

Also present were: Jim Conway, Tabitha Palmer (Conway Management) and homeowners Don Avery (426), David Hillman (505), Andrea Jackson (235), David Weinstieger (447), Gilles Seburyamo (453), Lillian Rice (403), Eva Montoute (408), Winifred Brown (239), Gail Van Scoyk (509), Yvonne Dennis (310) and Juan Avila (226).

1. Open Forum began with the President reporting on developments regarding landscaping (new vendor, we are working to improve their service), parking (we are charting reserved spaces so the markings can be repainted), the website (trying to keep it updated). Trees and shrubs that are in common area are trimmed as needed. Those on private property are responsibility of homeowner.
2. The work on the pool resulted in a heated discussion, since the work will result in delaying opening of the pool for the year. There was frustration conveyed by some homeowners that the work was not done sooner. The board is attempting to have the work completed as soon as possible, with the pool expected to open by mid-June.
3. Architectural Standards are available from the Property Manager (302-425-0250) and Rules and Regulations of the association are available on our website (<http://www.neighborhoodlink.com/ncastle/sbthoa/news.html>).
4. Board moved into Executive Session at 7:55 PM
5. Minutes were approved after change3 in #5 (County, not C9ounty), #7 (Pool, not Poopl) and #13 (near #127, not at #127). Motion made by Vince and second by Beth.
6. The Management Report was reviewed. Due to changes by the county in the billing cycle and collection practice, Steve moved that the association terminate the agreement with New Castle County to provide billing services for STOA and authorize Conway Management to handle the collection of Homeowners' Fees effective August 1, 2009. This will not result in an increase in Management Fees in the current contract. Postage fees, naturally, will be covered by the Association. Wayne seconded and the motion passed.

7. Legal issues continue to be a concern, with our attorney losing yet another paralegal. We are waiting to see what the future holds for our relationship with the firm.
8. In looking through Emory Hill's accounting, Tabitha found a check that was issued for the audit. They are saying no payment was made. She will follow up with the auditor. Letters were signed authorizing the new audit.
9. Due to cash flow issues resulting from the county's new remittance practices, we may have to borrow money from the Reserve Fund to cover operating expense. The Board authorized this emergency practice, with all the necessary tracking and repayment required.
10. Sue signed the "Trespass Agreement" with the county so that the work on the pond can begin as soon as they can put it on the schedule. This enables the county access over our property to the pond.
11. Tabitha will get bids on the fence behind the 400 court which has to be replaced.
12. Conway had an estimate for pool passes, but we did not hear from Margaret about the cost if we use the school. Tabitha will follow-up. Tabitha will compose a letter to homeowners explaining the delay in opening of the pool. 2 bids were received for power washing and one more is expected.
13. Tabitha and Wayne will work on necessary concrete work to determine what sidewalks need to be replaced.
14. The newsletter (Wayne is completing this) will address homeowner issues such as dogs, cats, trash, etc..

Meeting was adjourned at 8:58 PM.

Next meeting will be June 16, 2007 at 7PM. Several board members cannot be present for July meeting, so board will discuss via e-mail whether to cancel or not.

Respectfully submitted,
Steven Giuliano
Secretary