

*Stonebridge
Townhome
Owners'
Association*

*PO Box 10284
Wilmington, DE 19850-0284
(mailing address only)*

**Open Session
September 21, 2010**

The meeting was called to order at 7:00 PM, Sue Snider, Presiding.

Board Members Present:

Sue Snider, President
Adrienne Woodbury, Treasurer
Chris Ayotte

Wayne Elvin, Vice President
Beth Kuhn

Board Members Excused:

Robb Mackes, Secretary

Also Present:

Tabitha Palmer, Conway Management
Yvonne Dennis, Resident 310
Jewel Oguste-McKoy, Resident 502
Vince Johnson, Resident 511
Tonny Kariuki, Resident 102
Pete Cambell, Resident 226

Resident Issues:

Resident Yvonne Dennis presented a chart of quarterly dues payment due dates vs. payments dates. According to her, New Castle County still has money that was paid by home owners as dues but has not been credited to their accounts with Conway. Her specific issue is that she made a payment to New Castle County on 10/1/2009 for \$295 which was never credited to her account with STOA. She believes that she has paid that \$295 to STOA, but that she did not get a pool pass. T. Palmer explained that at the time pool passes were distributed, her account was still showing an outstanding balance of \$295.

Amnesty Program:

S. Snider explained that the Amnesty program was an overall success, bringing in \$13,717.29. In addition, the board is now publishing a list of delinquent unit numbers (without names).

Paving of Roads:

S. Snider explained the upcoming re-paving project to be undertaken in the coming weeks. There will be disruption to parking and driving on all of the courts as the paving crew makes its way through the community. Residents will be notified of the scheduled disruptions.

Resident Vince Johnson pointed out the height of the speed bumps and the potential for damage to vehicles, leading to general discussion of various speed bump possibilities. Consensus is to discuss with the paving contractor and decide on a more vehicle-friendly option for new speed bumps.

Pool Issues:

S. Snider discussed the numerous pool issues this season, in particular the fact that our lifeguard needs to be as much manager as lifeguard. Plan for next year is to meet with the pool management company next year at season's start to ensure full understanding of our needs and the lifeguard's responsibilities.

Resident Jewel Oguste-McKoy asked if additional security could be on hand to assist with the enforcement of the pool area, specifically to help the lifeguard not feel "bum rushed." The hope is that next year's season opening discussion will mitigate these issues. Recommendation also to remind residents that they can email T. Palmer with any issues they see around the community.

Budget and Board Elections:

The next open meeting November 16, 2010 will be an opportunity for the residents to vote on next year's budget and also to vote for new Board members.

Open Resident Issues:

Resident Vince Johnson expressed a concern that once a past due balance is referred to the lawyer's office, it costs money to talk to the lawyer's office re: their account. S. Snider explained that going through the lawyer is necessary in order to pursue collections through the proper legal channels. Vince Johnson also expressed a concern that sending his payment checks to the lawyer's office incurs a processing fee. T. Palmer explained that he could submit his payments directly to Conway without incurring a processing fee. Vince Johnson also questioned why his bills from the lawyer's office also have weekly charges on them for weeks he's not in contact with them. Vince Johnson also questioned how the lawyer's fees that are paid by STOA to the lawyer's office are reclaimed. S. Snider explained that those fees are mostly reclaimed as delinquent residents pay their past due balances and lawyer's fees; those fees are returned to

STOA. W. Elvin explained that there are other “general” lawyer’s fees which are not reclaimed, such as weekly status reports.

S. Snider explained that when a property is sold, law requires a transfer of information re: the property, quarterly dues, rules & regulations, etc. Also, that is the time when STOA is able to collect on any liens we have placed on the property.

Resident Pete Cambell brought up the awning which collapsed over the winter. S. Snider reminded the residents about the notice which was mailed out re: the awnings and giving advice of how to deal with them.

Having no other resident issues, the Open Session was adjourned at 7:45 PM. Next Open Session will be November 16, 2010 at 7:00 PM.

Respectfully submitted,

Chris Ayotte