



Stone Ridge Association, Inc.
Board of Directors Meeting, #163
Conference Room
Tuesday, December 10, 2019
6:00 PM
FINAL

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	Election of Board Officers		2
Tab 1	Call to Order		
	Approval of Meeting Minutes for October 15, 2019 (#162)		3
	Review of Draft 2019 Annual Meeting Minutes		6
	Board Member Input		
	Directors have the opportunity for general discussion		
	Resident Input		
	Homeowners have the opportunity to voice comments to the Board		
Tab 2	Action Items		
	Financial Report - October	AT	9
	Custom Fence Replacement Additional Cost Increase	GM	28
	HomeWise Docs	KB	33
	Halo – IT Maintenance Proposal	AT	41
	Home Network Solutions Media Room Upgrade Proposal	AT	54
	SFMC Contract Extension	KB	62
	Bond Release	GM	79
	- Landbay 4		
	- Marrwood East – Moon Glade		
	- East View II Townhouses		
	Loudoun County Offer Letters for Northstar Blvd. Properties	KB	81
Tab 3	Other Business		
	Old Business		
	Action without Meeting – 2020 Budget		82
	Action without Meeting – Changing Employee Leave to PTO		83
	New Business		
	Dash-In Planning Commission Public Hearing	KB	84
	Conveyance of Stormwater Ponds to Loudoun County	KB	
Tab 4	Informational Items Included in Package		
	Activities Committee Minutes – November 5 & December 3, 2019		87
	Architectural Review Committee Minutes – November 13, 2019		91
	Covenants Committee Minutes – November 13, 2019		95
	Communications Committee Minutes – November 12, 2019		97
Tab 5	EXECUTIVE SESSION – Owner Obligations, Legal Action, & Contracts		98
	Adjourn Regular Session		