

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
March 24, 2021

Amended by the Board – April 28, 2021

Directors Present: Stan Trout, John Cowan, Uli Kappus, Craig Weber, Jack Kiner, Christine Walker, Andy Klatskin, and Robert Bulkley

Directors Absent: Bill Letson

Others Present: Oliver Lynch, General Manager and Angela Miller, Office Manager

Homeowners Present: Tracy Schreiber (Unit 15), Peter & Lucille Zwanzig (Unit 456), John Vondras (Unit 436), Kerry Santambrogio (Unit 8), Debbie Wolach (Unit 370), Lois Leder (Unit 21), Jerry Gordon & Laura Goff (Unit 323), Vincent DiBiase (Unit 380), Katrina Shanks (Unit 311), Larry Harper (Unit 340), Kathy Anderson (Unit 105), Bill Taylor (Unit 11), Regina & Matt Palaoro (Unit 114), Joseph & Karen Palaoro (Unit 118), Mark Winski (Unit 428), Richard Schoenmaker (Unit 31), Stacy Beakes (Unit 462), Dolly Bunke (Unit 128), Kathy Kaufman (Unit 374), and Kay Ceilley (Unit 378)

Call to Order: Mr. Trout called the meeting to order at 6:30 p.m. with a quorum established.

Mr. Trout added a “Final Questions” section on the March Agenda to give an opportunity for owners to ask questions instead of interrupting during the middle of the meeting.

Homeowners Comments: Mr. DiBiase inquired if using the chat conversations during the meeting is okay. Mr. Trout has no issues of using this option.

Approval of the Minutes: Ms. Walker appreciated the chat conversations were included in the minutes.

A motion (Kappus/Kiner) to approve the February 24, 2021 Meeting Minutes as amended passed with no opposition.

President’s Comments: Mr. Trout gave kudos to Mr. Lynch and the crew for an amazing job doing the snow removal after major storms. Mr. Trout suggested paying your assessment sooner than later to give us the ability to plan for the rest of the year and it could be challenging for all of us, please hang in there.

General Manager’s Report: Mr. Lynch provided a report.

ONGOING PROJECTS:

- New liner/concrete stream from Units 440-444
- Storm clean up
- Prep Ponds for repairs
- ARBOR GARDEN: Pruning
- Dump truck transmission being replaced - approximately \$2,600 better than first quote of \$5K

COMPLETED PROJECTS:

- Flooring – Clubhouse lower level
- Tree Removal

Mr. Lynch provided the revised Homestead Painting proposal \$43,800 and recommends adding another \$15K for any extra units that may need to be added. The Renner proposal \$9K for tennis court 1 convert to permanent pickleball courts. The Advanced Pools proposal \$2,850 to install 2 rails in the swimming pool for easier access on the stairs.

Ms. Walker inquired about the pool railings being installed and the restriping of Court 2. Mr. Lynch replied the rails will need to be installed centered *on* the steps and deck, anchored, and sealed to prevent leaking while there is no water in the pool preferably. Regarding Court 2, Mr. Cowan concluded the proposal of \$5,800 is not recommended, since the court is still in good condition. *Chat Conversation* – Ms. Walker brought up Ms. Anderson’s concern if a sign is on order for the 4505 Entrance, currently the numerals are missing and it’s difficult for people and emergency services to locate if not familiar with the area. Mr. Kiner mentioned a Sign committee has been established to submit new sign designs for our entrances and amenities to ARC review/approval then the Board. Mr. Cowan thought a replacement sign was in the works. Mr. Lynch revealed we were unable to find a company that used the same type of material and the cost was too steep. It was agreed to install temporary numeral signs for this entrance.

Mr. Bulkley inquired if the painting project will affect the road project. Mr. Lynch responded there should be no issues if these two projects overlap one another. A **motion (Cowan/Weber)** to approve Mr. Lynch signing the Homestead Paint proposal plus up to \$15K more if needed passed with no opposition. Mr. Weber informed the units on the list were inspected by Mr. Weber, Mr. Winski, Mr. Cowan, Mr. Lynch, and the paint contractor. Mr. Kiner mentioned 3 owners have requested to change their building color from white to gray. It has been noticed the caulking that was used has caused some blotchy spots on the white cedar units. A **motion (Trout/Cowan)** to authorize installing the handrails for the pool passed with no objections.

Chat Conversation – How many years is the painting cycle? Mr. DiBiase questioned if all the houses that were power washed last year will get painted this year. Mr. Cowan responded there is no formal set number of years, but units will still be inspected every 7 - 8 years and will be painted if needed. (As a result of the inspections not all power washed units from last year are being painted this year) Mr. Schreiber’s unit is not on the schedule but mentioned Homestead Paint recommends the north side of his unit is in need of carpentry repairs. Mr. Lynch will assess and pass along Homestead Paint information to Mr. Schreiber.

Mr. Bulkley is against signing the Court 1 proposal of \$9K in case it is needed for the road project funds. Mr. Klatskin would like to begin the project after August to see how we are doing on collections from the assessments. Mr. Cowan reassured this is an operations budget and shouldn’t be a concern. A **motion (Cowan/ Weber)** to accept the requirements of the Renner’s Court 1 proposal to get on the schedule for August ended in a tie vote. Mr. Klatskin prefers to schedule the installation in October and Mr. Bulkley agreed. Therefore, **(Cowan/Bulkley) amended the motion** to sign the proposal for a schedule date in October with the contractor which passed with no opposition. Mr. Bulkley asked Mr. Winski how many pickleball courts are being installed? Mr. Winski mentioned two courts satisfies the demand, but four courts can be installed on one court in the future if needed. Mr. Harper explained the reasoning why he promoted side-by-side courts on the northside to prevent higher costs to add two more courts if one court each was on the north and south sides, this would involve removing the permanent nets and striping fees. Mr. Harper thinks two courts will be adequate, but it is hard to predict two-five years down the road. Mr. Winski has concerns of the NW corner of the court 1 the fencing is angled which reduces the play ability for the side-by-side pickleball courts and recommends end to end courts instead. Mr. Cowan suggested Mr. Harper and Mr. Winski should discuss this issue further to make a final decision of court placement.

Treasurer’s Report: Mr. Cowan provided the February 2021 Financials. Mr. Cowan reported Chateau has yet to pay amenity fees year to date or the 2020 reconciliation and updated the board the new property management company has been contacted. The Overtime account is over budget (\$1,600) due to the snowstorm; Equipment Repair under budget (\$5,400) timing of the skid steer

brake repair invoice; Clubhouse Repair Maintenance account over budget (\$1K) hired a cleaning service to do a deep cleaning of the clubhouse since five crew guys tested positive for covid. The balance sheet as of the end of February reflects consolidated reserve balances of \$371,300 of which \$298,812 is in bank checking or investments accounts, and another \$131,184 is in prepaid insurance, which will result in increased cash flow over the next 5 months as a result of being a non-cash item in the Profit and Loss Statement. *Chat Conversation* – Ms. Santambrogio asked if we have information about water usage in February yet? Mr. Cowan informed the water usage is on target as last year, with one exception high consumption from a leaky toilet in one unit, that has since been repaired. Accounts in arrears will be discussed in an Executive Session as to what collection steps to take for balances still owing.

Finance Committee: Mr. Cowan provided February 4, 2021 final meeting minutes. Mr. Cowan mentioned he will be discussing what could cause a lasting and substantial impact for the HOA. Mr. Cowan recalled from the last meeting creating a Capital Reserve fee from new owners to build the Capital reserve, which would be designated for future capital expenditure expenses exclusively. The committee met last week to discuss this in more detail (see March 19, 2021 meeting minutes) and unanimously agreed that this type of program should be established. The Finance Committee recommends the board to authorize Mr. Trout to direct the HOA attorneys to draft recommended amendments to the covenants while researching an agreeable amount for the Capital Reserve fee before submitting to the membership for a vote. Mr. Kappus does not believe a fee will have a negative impact on the decision to buy and could be away to control our monthly dues. Ms. Walker supports moving forward with the research, but to talk about a fee amount early might create misinformation throughout the HOA. A **motion (Weber/Klatskin)** to authorize Mr. Trout to proceed with the HOA attorneys to draft the recommended amendments to the covenants passed with no opposition.

Architectural Review Committee: Mr. Kiner reported five approvals in February and four requests so far for March. The Committee plans to work the owners to make sure requests are in writing and required forms are submitted prior for review.

Safety Advisory Committee: Mr. Kiner disclosed thefts are increasing in the past few months. Mr. Kiner had spoken to the district officer and it is recommended to switch out an older model garage door opener, since codes can be detected, for remote openers that have timers or an app in ways to prevent any further issues. Mr. Kiner reminded owners to be aware, prepared and please park in the garage. If parked outside, consider purchasing a club for the steering wheel, lock your vehicle and don't leave any valuable items in sight. The safety committee is doing a great job reporting any lights that are out. Mr. Klatskin inquired if a security company is considered during this time of the road construction when owners might need to park in the parking pads. Mr. Kiner will speak to Mr. Winski to see if they can come up with a plan. Mr. Kiner mentioned fines will be assessed if owners or their walkers do not pick up their dog waste.

Insurance Committee: Mr. Beakes had nothing to report at this time.

I-25 Interchange: Mr. Zwanzig reported the Belleview RTD Station Stakeholder meeting took place in relationships to new developments of multi-mobile around the Bellevue RTD station area. It is a separate group from the I-25 Interchange proposed at Union or Belleview even though it could have significant impact on this development. Regarding the I-25 Interchange no new updates, City of Denver objects to any ramps and the several other options presented for Union. The group is looking at a partial exit (half - diamond instead of a full diamond) to Union, going back to the drawing board for different options, there is no immediate concerns, no funding yet and are planning to meet up again in June.

Road Reconstruction: Mr. Fireman reported we are two weeks behind with a deadline of June 30, 2021. Perfect Patch will begin the concrete work in Zone 1 and as they move far along from each Zone, they will start pad reconstruction as they exit that Zone then they will start milling which should start picking up the pace, weather permitting. It is not recommended to pour concrete on mud or frozen ground. The painting project will only be affected if milling is scheduled at the same time/area. Mr. Lynch confirmed painting units will be starting in July. Mr. Bulkley inquired if owners need their driveways replaced how does one get on the schedule. Mr. Fireman mentioned several requests have gone through him and the owner should work with Perfect Patch to receive a proposal. Mr. Fireman added the best time for an owner to have their driveway replaced is when the contractor is working in their Zone. Mr. Bulkley asked what the hours of the contractors are during this project. Mr. Fireman will confirm with Perfect Patch, but it is generally 7am – 4pm.

Communications Committee: Mr. Trout revealed we now have through our website an advanced communication module which can alert through different options via text, phone, or email. It is recommended owners access their contact section of the website and set their preference of how to receive any communication alerts. The Committee is possibly setting up a Facebook page and it's only for Stoney Brook residents. Any articles for the May/June newsletter should be submitted by April 30, 2021. Ms. Walker is happy to assist the Finance Committee setting up a presentation regarding the new owner reserve fee account, if needed.

Old Business: At the last meeting, Ms. Goff requested the board list their responsibilities as a board director. Mr. Trout provided a list of the Board President duties. Mr. Trout requested the Vice-President, Treasurer, and Secretary send their duties and will ask for the Committee chairman's duties next month.

Clubhouse opening - Mr. Trout provided the state's capacity restrictions level chart – Denver is currently at yellow: concern. Mr. Trout believes the clubhouse is similar to the personal gathering size category of the chart which for yellow is up to 10 from no more than 2 households. The yellow level does not allow us to open the clubhouse for events, it would need to be at the green level. Mr. Kiner is curious if the budget will need to increase for sanitizing the clubhouse after each event. Mr. Lynch replied it could cost up to \$200 each time.

New Business: A motion (Weber/Cowan) to accept Mr. Trout signing the Perfect Patch contract passed with no opposition.

Amenity Signage: Mr. Trout provided an update that a signage committee is being established to revise and recommend new signs to be posted in place of the current temporary signage.

Final Questions: Mr. DiBiase stated he will probably hold off replacing his driveway until it's determined if the tree is an HOA or owner expense. The roots are having an impact especially on his neighbor's driveway. Ms. Zwanzig's driveway is also being affected by a huge root and the tree could be damaged if the root is removed. Mr. Fireman suggests having the arborist confirm if pinning down the root could be a possibility which shouldn't damage the tree. Mr. Palaoro requested the 4505 numerals be replaced on the 4505-entrance sign even if it's just temporary since he is constantly being asked about an address and it is needed for emergency vehicles. Ms. Walker inquired the status of the pickleball/tennis court reservation new system. Ms. Miller is doing a trial software system and Mr. DiBiase volunteered to assist.

Executive Session: At 8:28 p.m., a **motion (Weber/Bulkley)** to adjourn into an Executive Session to discuss accounts in arrears, which passed unanimously. At 9:06 p.m. a **motion (Bulkley/Cowan)** to resume the regular session passed unanimously.

Adjournment: At 9:06 p.m., there being no further business, a **motion (Cowan/Weber)** to adjourn until Wednesday, April 28, 2021 passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary