

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
August 28, 2019

Approved by the Board – September 25, 2019

Directors Present: Stan Trout, John Cowan, Jack Kiner, Craig Weber, Andy Klatskin, Virginia Schneider, Kerry Santambrogio, Ronald Branish and Uli Kappus

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

Homeowners Present: Hedy Mantel (Unit 18), Kay Ceilley (Unit 378), Evelyn Burke (Unit 44), Trina Shanks (Unit 311), Donna Yocum (Unit 25), George Miller (Unit 16), Barry and Debbie Wolach (Unit 370)

Call to Order: Mr. Trout called the meeting to order at 6:29 p.m. with a quorum established.

Homeowners Comments: Ms. Mantel requested the pool remain open beyond Labor Day. Mr. Lynch mentioned the contractor and maintenance crew will need to be working inside the pool fence, therefore the pool needs to be closed as scheduled. Ms. Mantel expressed concern of any potential loud noise or lingering if Court 3 becomes a recreation area. Ms. Ceilley inquired an update of when the west end of community will have lamp posts installed, since it has been a year of her request; Mr. Lynch replied as soon as time allows, looking at October. Mr. Miller has no objection of Court 3 plans. Ms. Schneider encouraged the owners present to run for the board. Mr. Cowan revealed the pickleball court lines have been painted on Court 1 and movable nets will be provided.

Approval of the Minutes: A motion (Schneider/Kiner) to approve the July 24, 2019 Meeting Minutes as amended and motion (Kappus/Weber) to approve the August 7, 2019 Special Meeting Minutes both passed with no opposition.

President's Remarks: Mr. Trout had spoken to our HOA attorney regards to Radcliff /Verbena Circle street with advisement the HOA cannot impose HOA parking rules since this street belongs to the City of Denver, but the driveways are still within HOA regulations. Mr. Trout thanked Mr. Weber for filling in for Mr. Branish as Treasurer.

General Manager's Report: Mr. Lynch provided the following report:

ONGOING PROJECTS:

- Pond/Stream cleaning
- Sprinkler Repair

ON HOLD PROJECT:

- Pool Fence & Columns will be completed once the hot tub is installed

NEW PROJECTS:

- Pool Closing Labor Day Weekend
- Ash-borer treatment – approximately \$100/tree (2 yr. program)
- Hot tub plastering & tiling to start next week
- Install retaining wall around hot tub, deck and inspection

COMPLETED PROJECTS:

- Concrete has been installed for hot tub

Mr. Kiner suggested options of funding the ash-borer treatment (fund as HOA dues, assessment or adopt a tree program).

Mr. Lynch hired two employees for the maintenance crew.

The recommended 2020 Paint Schedule was provided (3 Cedar and 4 Masonite). The remaining units are recommended for trim and power wash only pending an inspection in March 2020. A **motion (Cowan/Schneider)** to approve the proposed 2020 Paint Schedule passed with no objection. The schedule will be posted for Owner review. Any disagreements from Owners will be heard at the September 25, 2019 meeting either in person or in writing to the Board.

Treasurer's Report: Mr. Branish provided the July 2019 Financial reports. Mr. Branish reported the income is over budget (\$4K) primarily due to Comcast and noted the Operating expenses is running under budget (\$3K). Mr. Branish reported Reserve expenses are running under budget (\$23K) for timing of projects. Mr. Branish reported \$323K in cash account with \$206K of the total being the Reserve funds and all monies have been transferred to the Bank of Colorado accounts. The accounts in arrears were reviewed and discussed options of different liens. A **motion (Schneider/Klatskin)** to accept the July financials reports passed unanimously with no opposition.

Long Range Planning Committee: Mr. Weber provided August 7, 2019 draft meeting minutes. The committee recommends the financials be reformatted to be more comprehensive and transferring some reserve expense items to an operating expense item (i.e. Ext. Paint). Mr. Weber is considering asking McCaffrey to revise the Reserve Study to concentrate on the major capital expense items.

Finance Committee: Mr. Cowan provided August 16, 2019 preliminary meeting minutes. The committee proposes an increase of dues to \$22/month/unit to fund the reserve monthly and cover any operational negative cash flow. Ms. Santambrogio expressed concern of this increase and it could be a big hit for the owners.

Court 3 Committee: Mr. Cowan reported the committee will be meeting again in the fall to discuss options and community feedback; maintaining the courts as a recreational area; Court 1: 2 pickleball court lines have been painted and portable nets on rollers are available.

Architectural Review Committee: Mr. Kiner mentioned no meeting was held in August. Four projects were approved via email.

Insurance Committee: Mr. Branish reported all policies were renewed on August 13, 2019.

Education Committee: Ms. Santambrogio provided an agenda for the board to review and if any handouts are needed please let Ms. Miller know prior to the meeting to make copies. The new and current owner information meeting be scheduled for September 17, 2019 at 6:30 p.m.

Communications Committee: Ms. Schneider reported the new website training session for Ms. Miller and Mr. Trout will be next week, the current website is still active until September 30th. Any articles for the September/October newsletter should be submitted by August 30, 2019.

Old Business: Mr. Kappus thanked the staff for removing bushes and installing sod front of his unit.

New Business: The board discussed a parking violation and an owner's appeal. The owner will need to abide by the parking rules and will have 30 days to have garage space for 2 vehicles or a fine will be assessed.

Executive Session: At 7:56 p.m., a **motion (Schneider/Santambrogio)** to adjourn into an Executive Session to discuss a legal matter passed unanimously. At 8:10 p.m., a **motion (Schneider/Santambrogio)** to return to Regular Order passed with no further discussion.

Adjournment: At 8:11 p.m., there being no further business, a **motion (Kiner/Santambrogio)** to adjourn until Wednesday, September 25, 2019 passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary