



Homeowners' Association Newsletter

March/April 2021 | Volume 20 No. 2

Upcoming Meetings

**March 24, 2021
6:30pm**

In This Issue

- 2021 Board of Directors
- SB Road Reconstruction
- Amenities Update
- Office Notes
- Spotlight Feature
- New Residents
- Committee Focus
- FAQ Section
- Board Minutes
- **January Financials**

REMEMBER

SPRING FOWARD!

**DAYLIGHT SAVING
TIME TO BEGIN -
MARCH 14, 2021**

President's Message



Here we are at the beginning of March and we have already had four public Zoom meetings this year: our annual meeting, the January and February board meetings and an informational meeting about the Road Reconstruction project.

Thanks to everyone who attended these meetings. They are integral to keeping Stoney Brook running smoothly and keeping our residents informed.

At the annual meeting, we welcomed a new member, Chris Walker to our board, and look forward to working with her. I'd also like to thank everyone who ran for the board this year. Whether you won a seat or not, running for the board shows your love of our community and we appreciate your willingness to serve.

On February 17, we held an informational meeting about the Road Reconstruction project. This was an important thing to do because of the size of the assessment, \$3,200 due June 1, and the speed at which the project is going to happen, targeting to finish by the end of June. We hope that we got everyone up to speed on the rationale and some of the nuts and bolts of the project. During the meeting, Chris Walker collected all the questions that came through the chat function in Zoom. Those questions and their answers are on our website under a tab called Road Reconstruction Project, along with the slide presentation and a video of the informational meeting. If you still have any questions, please submit them through sbhoainfo@gmail.com and we will answer them. I'm looking forward to some nice smooth roadways later this year. In the meantime, I need to buy a new hardhat for this project.

Changes are ahead this year for court #1. With the increased popularity of pickleball, court #1 is being permanently converted to two pickleball-only courts and refinished. This is expected to happen sometime in June. Court #2 will remain unchanged and will be our only functioning tennis court. In this newsletter, Chris Walker has written a nice history of this progress which brought us to where we are today. While this change should not come as a surprise to anyone who reads the board minutes, we wanted to be sure that everyone in Stoney Brook heard this story *before* these changes are made.

Elsewhere in the newsletter, you'll find a brief description of the Safety Advisory Committee by Susan Schaecher. Since much of their important work happens behind the scenes, please pay close attention to this report. One of the interesting things I learned at the last board meeting is that we have a lower crime rate than our neighbors on the other side of Yosemite. I think this is saying we must be doing something right in Stoney Brook. One crime that has recently become prevalent in Denver is the theft of the catalytic converter from vehicles. They are being stolen for their precious metal content and create a real headache for the victims. This type of crime should give us all one more reason to park our cars inside our garages and not to leave them outside overnight if possible.

Please keep an eye out for our canine friends. Keep them on a leash when outside. Pick up after them. Use a light and/or reflective clothing when walking at night. We've had a report that we may have a stray dog wondering through the property or someone who let's their dog run freely. In either case, with the many cameras around our community, there's a good chance we might catch any unwelcome visitors. Please be on the lookout for dogs.

2021 Board of Directors and Officers

The 2020 Annual Meeting was held January 27, 2021. Andrew Klatskin (Unit 145) and Craig Weber (Unit 430) were reelected, and Christine Walker (Unit 344) was newly elected to three-year terms on the Board of Directors.

At its regular meeting, the Board also elected its officers for 2021: Stan Trout, President; Bob Bulkley, Vice President; Andrew Klatskin, Secretary; and John Cowan, Treasurer.

SB Road Reconstruction Homeowner Q&A

Was a paving membrane considered to extend the life of the pavement?

Recent studies have shown that using a membrane doesn't enhance the life of roadways as was once thought. Additionally, since this material is toxic, it needs to be hauled away to a special location which adds to the recycling cost of the project.

What impact will the construction machinery and process have on our trees and landscaping?

Some of our overhead tree canopy may have to be trimmed as a number of the machines used for the road reconstruction will need a clearance of 14 feet. The plants at street level should not be impacted. The cost for any tree trimming to allow easy clearance is included in the cost of the project.

What type of warranty does Perfect Patch offer?

The contractor we selected, Perfect Patch, offers a one-year warranty on their work. Hal Fireman and other members of the team overseeing the project will be doing quality control along the way. In fact, we have retained AGW to do periodic testing on the asphalt mix, to ensure it meets our designated standards. They will also do bi-weekly density testing on the paved surfaces to ensure the contractor meets our specified compaction standards.

Do all parking pads have to be replaced or just some?

Yes, all the parking pads and all the streets and cul-de-sacs within Stoney Brook will be replaced. An estimated 30 % of our streets will require the surface and the base course replaced. The other 70% will need only the surface replaced.

Is there any penalty to the contractor for not finishing the project by June 30?

No. There is no penalty in place but the team has built in sufficient time to complete the work—including weather contingencies. Additionally, Perfect Patch is encouraged to finish on or before June 30 as the price of asphalt continues to rise each month.

Why was there no money in the budget for this?

The roads have been on the radar for the current (and past) Long Range Planning committee. In order to pay for this large of an expense, we would have needed higher dues for many years to build this much reserve. We also did not recognize this expense was required or imminent until 2019.

When the condition of the roads was more closely investigated in 2019, the engineering firm, AGW (a professional pavement engineering firm) provided a study which estimated we had 3-5 years to come up with a plan for the road, much sooner than anticipated. It wasn't until the paving subcommittee then sought the advice of 4 contractors/consultants that we learned of the option for the "mill and overlay" solution for about 50% of the estimate from AGW. The current board then quickly worked to find the most cost effective option which unfortunately, involves assessing each of our homeowners.

Does the original consulting company we paid to review the roads agree with the current plan?

Yes, the original consultants feel our plan is the right one—both for the long term maintenance of our roads and for the price.

Where should we park when Perfect Patch is doing the work?

Residents will be contacted in advance alerting them prior to work commencing on their streets. Parking may be scarce and residents may have to park in the parking pads, near the clubhouse or even on the roadway near Wallace Park.

What about the Chateau driveway and parking lot; are these included in the paving contract ? If so, who pays for it?

The Chateau driveway and parking lot are not included in the Perfect Patch estimate and are not part of our project. Except for the three handicap parking spots, that lot is the responsibility of the Chateau.

Is one of the goals of the project to eliminate the undulations in the roads?

Yes, once complete, the roadway will be smooth but will continue to follow the contour of the existing road.

What due diligence was done regarding our contractor's past projects?

Our Stoney Brook resident and volunteer project manager, Hal Fireman, only included contractors with whom he had previously dealt with in the bid process. Known for their quality work, Perfect Patch has done multiple physical assessments of our roadway before submitting a final Scope of Work. In addition, they are the only contractor that owns their own milling equipment which helps keep their cost down.

How many days should we plan to have interruptions? How will homeowners be notified of when the street in front of our specific home will be impacted?

The number of days of disruption may vary depending on the street. Some may require curb and gutter work in addition to the milling and paving but we have a plan to proactively notify homeowners.

By early March, the specific areas of concrete work will have been identified by the contractor (Perfect Patch) and a work schedule established. The overall schedule will then be published on the Stoney Brook website (www.sbhoa.org). Residents who have not yet set up a login on the web site are encouraged to do so to view the schedule. Anyone who needs help setting up a login or who prefer to be called instead of emailed, should contact Angela in the Stoney Brook office.

The week before work begins, the specific homeowners that will be affected will be notified by email or phone. As work progresses, additional homeowners will be notified daily by the same methods. When road milling and subsequent paving begin, homeowners in an affected area will be notified the week prior, and updated daily every afternoon.

What will happen if a large percentage of homeowners do not pay by June 1?

It is truly the hope of the Board that we can work with our residents and neighbors to find a payment solution. That said, the HOA is not structured to lend money. If homeowners cannot pay, the Board will have to take action as identified in the Stoney Brook HOA Covenants including assessing fines or liens on property until payment is made.

Can we collect funds from future homeowners to help offset these costs, or to reduce the increase of our monthly HOA fees going forward?

Yes, the current HOA Board is looking for ways to ensure a shortfall does not occur in the future. We are doing research into some sort of payment from buyers when future units are sold. These funds could be put into a reserve fund to help with future large- scale projects.

What is the contingency plan if they do find something more serious under the first layer or two?

We have built a contingency fund into the overall construction budget in order to deal with greater than expected asphalt base remediation.

Can speed bumps be built in?

We plan to replace the two existing rubber speed bumps with built up asphalt speed humps. Speed humps are somewhat larger than speed bumps, but are not as jarring as a speed bump. They are also easier on snow plows

and their drivers. And, are also more durable and require substantially less maintenance than the rubber speed bumps.

How long will the odor take to dissipate?

As with any project using diesel trucks and a petroleum based asphalt, there will be an odor. The exact duration could be impacted by things such as weather but typically, dissipates within a day or so.

Will the crews be working 7 days a week?

The Perfect Patch crew will work 5 days a week—Monday-Friday.

How will our air quality be affected?

Because all the construction equipment, as well as the haul trucks, are diesel powered, there will be a noticeable odor during operational hours. It will, however, dissipate rapidly after operations are concluded. During the milling operation, a sweeper will follow the mill, and this may produce some airborne dust during the operation but it should also dissipate as soon as it settles.

Have we considered night construction?

We will not be doing night construction. We considered the noise and the lights from the equipment and decided not to pursue this option.

Do we anticipate “change orders” that might inflate the cost of the overall project?

We don’t anticipate “change orders” unless we decide to add construction beyond the scope of the existing project.

Are all roads included in this project?

Yes, all roads, cul-de-sacs and parking pads within Stoney Brook are included in this project.

How long are the improved roads expected to last? When will we have to face another road re-surfacing project?

We anticipate that once completed, the roads within Stoney Brook should last 15-20 years with on-going, proper maintenance

What other assessments should we be concerned about going forward?

Currently, the only other possible assessment could be for the renovation of Court 3 which is noted in the 5-year plan for 2025. The exact cost and timing will be up to the HOA Board at that time.

Why was this not discussed earlier with homeowners and a vote not taken?

This project has been very fluid and the decision to proceed quickly was based on the 40% reduction of the overall cost of the project—which became an option in late December, 2020. The reconstruction of the roads in Stoney Brook has been mentioned numerous times at Board and subcommittee meetings. Records of all these discussions can be found in Long Range Planning (LRP) and Finance Committee meeting minutes from 9/16/20, 10/21/20 and 12/16/20 and Board meeting minutes from 9/23/20, 10/28/20 and 12/16/20.

At the January 27 2021, meeting, the Stoney Brook board of directors unanimously approved the updated proposal provided in December by Perfect Patch with a bid of \$779,000. This bid provided a 40% savings over the initial bid due to the COVID-19 driven downturn and significantly lower asphalt prices. The caveat however was that the work must be completed by June 30, 2021 to receive this discount. Work is scheduled to begin in March with project completion by end of June, 2021.

Regarding putting the “vote” to homeowners, 100% of all decisions related to maintenance and improvements in Stoney Brook do not require a homeowner vote. That is the responsibility and obligation of the Board and one we take very seriously.

Have we considered becoming a metropolitan district so that these types of costs can be managed going forward?

Yes, we explored the option of becoming a metropolitan district for future projects. We learned however that setting up a metropolitan district takes about a year and costs over \$100,000 in legal fees. Additionally, there are substantial regulations and oversight required. At the end of the day, it simply shifted some HOA responsibility to a mill levy collected through higher property taxes. After our external attorney reviewed the option and opined on the subject, the Finance Committee decided not to pursue that option.

Are we planning on a working capital fee for new homeowners?

Yes, we are currently researching this option. It would have the effect of collecting funds at closing from new homeowners purchasing in Stoney Brook. We would add these fees to our Capital Reserve for future replacement or repair of major improvements like streets and would result in lower dues so existing homeowners would not need to contribute as much for future improvements.

If the project comes in under budget, will the balance go into the reserve fund?

If we complete the project under budget, we will defer homeowner dues until the balance is repaid to residents.

Can we use some of the money allocated for prepaid insurance to cover the cost of this project?

No, we will need all of our cash for the payment of the 2021-22 policy.

Can homeowners make monthly payments spread out over a year instead of paying one lump sum?

Unfortunately, to take advantage of the discount (due to the downturn in the construction market due to COVID-19) we have to complete this project by June 30, 2021. We need each homeowner to pay the \$3,200 assessment in full by June 1, 2021. Homeowners will receive an invoice in March giving them the option to pay by check, ACH, or charged to a credit card (*this option will require an additional 1.6%-3.3% service fee, contact the office for details*).

One of the unique features of living in Stoney Brook are the wonderful amenities available to residents—our clubhouse, the hot tub and the tennis and pickle ball courts. And like all things, as they age, these assets require ongoing maintenance and repair.

I wanted to provide an update on several things that the board has planned and budgeted for in 2021 related to our amenities. These types of ongoing repairs/updates are part of the responsibility and charter of the board and our general manager to maintain.

Clubhouse

Although the clubhouse has been closed for nearly a year, due to restrictions imposed by COVID-19, we are currently replacing the flooring in the clubhouse to make it less of a fall hazard for residents and replace the cracked and out-of-date tile. This work should be complete by mid-March and we look forward to opening the clubhouse for resident use as soon as the guidance on safe social gatherings by the Governor and Mayor allow it. (Remember that we currently don’t have the staff to sanitize the club house even after small gatherings). We also created a new committee to look at possibly charging a nominal fee for club house rentals so that if new procedures are required, we have the budget to follow them. Thank you to Laura Goff for stepping up to run

this committee. Any others who are interested in joining, please contact Laura (lgoff46386@aol.com).

Hot Tub

We replaced out the hot tub last year and utilized a motorized cover to ensure the water was kept warm when not in use. As with anything mechanical, the cover has proven to be a bit quirky. We are currently in the process of repairing the cover and expect the hot tub to be back in service by Tuesday, March 9th.

Tennis/Pickle ball courts

Residents who have been around a while may remember that back in 2015, we began research on what to eventually do with Court 3. Many volunteer hours went into creating alternatives including community voting and several well-attended public meetings. The responses were varied, as one might expect, from our community that has diverse interests. Those meetings had these results among others:

- The best use of Court 3 would be to convert it into “Sport’s Court” with least one half being a pickle ball court and something else for the remainder. Two pickle ball courts would be expensive, but ideal.
- Pickle ball on court 3 could create more disruption for the facing Terrace units than desired.
- Any court installed on court 3 would be more expensive than other alternatives.
- Any improvement on court 3 would require an assessment.
- Two tennis courts were being underutilized for tennis so temporary taped pickle ball lines and the tennis net was used to see if that option worked. (2016) Blue lines were drawn on Court 1 to continue dual use, but it required lowering the net for pickle ball and it was only one court.

The above happened over three years from 2015 through 2018.

After a Board vote in June 2019, we decided to invest in two new more durable rollaway pickle ball nets as well as remove the old blue pickle ball court lines and replace them with brighter yellow lines. The decision was based on making pickle ball more viable and to prove the concept of pickle ball only on court 1 while we observed the impact on tennis usage.

We purchased the nets and put them in use in August 2019 and video footage from late Summer/Fall 2019 confirmed that there was no waiting for tennis if only one court was available for use.

Then 2020 happened. We did have more regular players on the tennis court, but no significant issues related to needing more than one court. Most of the time either pickle ball or tennis could accommodate walk-on players.

Larry Harper, chairman of the Court 3 committee, made a presentation to the Board at the August 2020 Board meeting. The question of what to do with Court 3 is still unresolved due to other priorities. If it is determined we need more court area for either sport, there is still the option to do so on Court 3 when funding becomes available; probably in 2025.

Till we are ready to begin discussions again regarding what to do with Court 3, based on current usage, we budgeted for improvements on Court 1. This work is planned for this summer and will rejuvenate the surface and repaint the lines on Court 1. When complete, we will have two dedicated pickle ball courts on court 1 and continue to offer tennis only on court 2. ***This work will not create the need for an assessment and our resident players will have the convenience of dedicated courts for both sports.***

As always, if anyone has questions or comments about these improvements, please send them to our email address at sbhoainfo@gmail.com. We’ll respond to you directly and will then include your questions on the web site. Resident questions and answers can always be found on the web site: www.sbhoa.org

NOTES FROM THE STONEY BROOK OFFICE

Annual Meeting: We wish to thank Donna DuHadway, Lois Bradbury and Bill Taylor for volunteering to assist with the ballot tallying for the January 27th Annual Meeting. We very much appreciate the support and assistance.

Winter Storms and Snow Removal: A reminder to all, and especially the Terrace residents, to park your cars in garages during snowstorms. On-street parking is not allowed, and trailers of any kind cannot be parked in Stoney Brook overnight. It is crucial that the staff have access to parking pads as much as possible. Any vehicle in violation of the community rules shall be subject to towing at the Owner’s expense. Please give the plow operators room to maneuver and use caution if you are approaching from behind. The plows require a certain amount of momentum to move the snow; do not call the office to complain of the speed. It has also been noted that many residents who walk in the complex walk with the traffic flow. Please only walk on the side of the street that will have you facing oncoming traffic. And if the snowplows are working it is best to avoid walking altogether. In the event of a true emergency during a storm, you may call Oliver at 303-349-7544 or Maintenance at 720-926-2807 if office staff is not available to take your call.

Road Reconstruction Project: The project will begin, weather permitting, in March 2021. Please check your email for communications regarding any closures/delays. The Assessment of \$3200 is due by June 1, 2021 owners may pay via check or the ACH we have on file. The HOA can accept credit cards with an additional service fee.

Winter Clean Up: Oliver and the staff will begin routine spring maintenance after the winter. Cleaning up pine needles and debris from under snow piles, etc., will continue.

Air Conditioner Enclosures: As the snow melts and spring finally approaches, please take a look at the enclosures around your air conditioning units to check for winter damage. Maintenance of these enclosures are the responsibility of the Homeowners.

Ponds: During this time of year the cleaning process begins on the ponds if they are thawed. This process can dispense an awful smell, i.e. sewage or even natural gas in the air. Unfortunately, the smell could last a couple days. If any concerns arise, please do not hesitate to contact the office or Xcel to confirm no actual sewer or natural gas issues are detected.

Tree Pruning: Arbor Garden has started tree removal and pruning project for the areas listed on the 2021 contract. Arbor Garden will also be trimming back branches that are on the roofs throughout the community.

Tree Spraying: Tree spraying is scheduled to begin in April, weather permitted. All trees and shrubs as well as

common area grounds will be sprayed for ash borers and pine beetles during May and July through August. Flags will again be placed on the grounds to indicate areas to be affected.

Parking: Please do not use the parking pads as a storage area for your vehicle(s) or without a SBHOA parking permit. Please review the parking rules (Rule 4) to avoid any potential fines.

THE CHATEAU PARKING LOT: Do not park in the designated parking for Chateau owners and their guests, they will tow vehicles. Three handicapped only accessible parking spots are available for Stoney Brook HOA owners/guests on the east side of the Chateau parking area.

Remaining 2021 Board Meetings: March 24, April 28, May 26, June 23, July 28, August 25, September 22, October 27, November 24, December 22. All Board meeting dates are on Wednesdays beginning at 6:30 PM, via zoom or located in the clubhouse once regulations are lifted.

Safety Advisory Committee Messages

Tips to prevent crimes of opportunity:

1. Do not set out whole, empty product boxes on trash day. Doing this can alert potential thieves to what type of items are inside your residence.
2. Turn your porch and garage light on.
3. Close your garage door after each use.
4. If your vehicle is parked outside your garage, lock the vehicle and remove valuables from sight. Use a steering wheel lock.
5. Leave appearance you are home at all times.
6. Collect mail and packages ASAP.
7. Consider a security system.
8. Let a neighbor know if you will be away for more than 2 days. Be sure they have your contact information.

Jack Kiner
Chairman Stoney Brook Safety Advisory Committee



Spotlight on Marilyn Bowlds

by Ann Kochenberger

When interviewing and writing articles for Spotlight, I am always amazed at what people have accomplished throughout their lives. Marilyn Bowlds is no exception.

I met Marilyn many years ago and knew her to be a lovely lady, a polished tennis player as well as someone who loves to play bridge and read ~ sitting around the pool when weather permits. But the diversity of her life, both professionally and personally, has opened my eyes to all that Marilyn has undertaken.

We always want to know what brings people to Colorado, so I inquired. She was born in Tulsa but grew up in Evanston, IL before attending college at Lawrence College in Appleton, WI. She soon realized that she needed more excitement, so she became a buffalo, a CU, Boulder, buffalo that is, and she has never left the state. Small, quiet towns have their charm, but they are not to the liking of 19-year old coeds.

It was at CU that Marilyn earned a BS in Business Administration with an emphasis on marketing and management. Later, she got a BS in Education and, still later, an MA from the University of Northern Colorado (Greeley) in School Administration.

Marilyn was married to Lou for 60 years prior to his passing away six years ago. They had initially looked at the original models in Stoney Brook during the early 70's and were impressed with the designs.

Some twenty years later, she went on, "When we decided to downsize we again looked at Stoney Brook which by then had the beautiful landscaping plus amenities such as 13-some acres through which ponds sit and streams run, plus a pool and tennis courts, major requirements for us. Little did I know that, in addition to the well-kept community, the best thing would be the wonderful people who live here with whom I enjoy socializing, playing bridge and tennis".

She and Lou loved to travel and visited close to 50 countries. She was hard pressed to pick a favorite, but said she thought Croatia and New Zealand were probably her top two. They loved everywhere they went and eagerly absorbed the education that is always a part of traveling. She is now content to travel within the country, particularly to Nevada where her electrical engineer son lives and where her daughter is a retired school principal. She has three grown granddaughters who provide wonderful moments.

Marilyn taught school at both the middle and high school levels in three different schools in DPS (Denver Public Schools) before moving over to the administrative level when she became a consultant for 30 Denver Public schools through the Adopt-a-School Program. The program closed after ten years, but Marilyn did not skip a beat and directed the National Academy Program in two Denver schools until DPS opened a special retirement incentive window.

During the many years she was teaching all week, her weekends were just as busy. She and her husband ran ski schools for 25 years putting thousands of adults on the slopes (lift tickets were \$5). At the same time, they started a children's program called the J.E.T.S. which stands for the Junior Extensive Training School. Several hundred children participated and were bussed to various ski areas in Summit County. The instructors provided all day ski instruction. In addition, race teams were formed and traveled to compete with other teams throughout the Rocky Mountain region.

Soon after retiring from DPS, Marilyn realized that retirement was not for her. A friend of ours who had retired several years ago soon went back to work because, as she said, she had *failed* retirement. This certainly applies to those in the academic world since they are the people who assign grades. Marilyn then took a one-year position as president of the Emily Griffith Foundation, and stayed for 18 years.

After all of that time in education and administration, and retired for good, Marilyn has finally had the

opportunity to play more tennis, read more books and provide gourmet food for family and friends. Unlike many of us she chooses to try new recipes when hosting dinner parties, something I don't dare do.

Her famous caramel roll recipe, she tells me "has been passed through four generations from my mother to me, to my daughter, and to her three daughters who now make them better than I".

You have probably seen Marilyn walking her dog, Mikey. In rain or shine, the two of them are out twice a day as Mikey walks quietly by Marilyn's side, sniffing in the grass just as all dogs tend to do. However, it wasn't always that way because, as a pup, Mikey wanted much more than quiet strolls – he yearned for adventure. Those of us who were here at that time can tell you that he wasn't the docile dog that he is today, and many of us were members of what might unofficially be called The Mikey Patrol. We regularly got lots of exercise.

Every time he would seek adventure, which was often, an alert would go out in the neighborhood. "Mikey's out, Mikey's out," and everyone would soon be searching for him, either on foot or in cars. It was not easy to catch him because he was one elusive puppy. He was a bit of a problem even at home. I remember the time when, just after Marilyn had planted her spring flowers, Mikey decided the pots were a great source for digging. Another time he tried to eat Lou's wallet. This antic made it necessary that all of the things we keep in our wallets be replaced. But just as is true with people, Mikey has mellowed with age.

Marilyn wanted me to relay the following message, "I'd like to send a special thank you to the long-time residents and staff who helped Lou and me retrieve Mikey when he was the escape artist puppy".

Note: The Communications Committee encourages residents to suggest someone to be featured in future Spotlight articles. Please send an email to annie.koch@centurylink.net

Welcome New Residents

If you are new to Stoney Brook we would love to introduce to the community. Send a paragraph or two about where you are from, what attracted you to Stoney Brook, hobbies, etc.- anything you'd like us to know. Then send to Ann Kochenberger at annie.koch@centurylink.net. Meet two of the newest Stoney Brook residents.

Nancy and Michael Bushell ~

It's great to be here. Our names are Nancy & Michael Bushell. We are from New York but have lived in Colorado for 30 years. We have two children 23 and 21 years old. We lived in Greenwood Village for over 13 years and have a good friend who lives in Stonybrook that we have visited often. We love this community and the natural landscaping. We both are very active. We love the outdoors...hiking, walking running. Love to travel and love to eat.

Looking forward to meeting new people and making new friends.

~~~~~

### **Gina and Matt Palaoro ~**

Thank you for the warm welcome. We are excited to call Stoney Brook home! Gina and I moved here from downtown Denver to be closer to our family and enjoy the lovely neighborhood and all it offers. Gina is the Director of Marketing and Operations of Assured Partners, and I am the Executive Director of Special Education in Jeffco Public Schools. We have a dog named Yankee Doodle, who is our only child and our greatest joy! We both love to travel, try new things, and do anything that involves family and friends. Gina loves to cross-stitch, and I am into smoking foods!

Thanks again for the kind welcome! We are delighted to be here.  
Warmest regards,  
Matt Palaoro

~~~~~

Mari Laing and Michael Cook~

Michael and Mari will celebrate four years of marriage in June. She has two daughters while Michael has one son and one daughter. Between the two of them, they have six grandchildren ranging in age from three months old to ages four, five, two six-year-olds, and a seven-year-old. They feel blessed to have them all live here. Michael is a third-generation Denver boy! A CU Grad, he was in the restaurant business for 20 years, then a financial advisor for 30. He is now happily retired. Mari is from Michigan, a Michigander through and through. She moved to Denver after graduating from Albion College in 1976. She spent four years in Vail, then lived in Cherry Hills Village for 23 years, and then moved to Bonnie Brae. At this point, she says she has to call Colorado home/away from home.

They have a home on Lake Huron in the UP, and a cottage on Lake Michigan. Because they spend three to four months there, Mari said they felt the need to find another wonderful place to live here in Denver with no yard and low maintenance. Stoney Brook came to mind. She remembers it being developed. They looked online and found #375. They walked out on the deck.... could smell the water, see the pond and hear the fountain. SOLD.

Michael walks their two dogs and has met several great people. Their neighbors stretching left and right have welcomed them. They are happy here and Mari says their grandchildren can't wait to cause trouble.

Stoney Brook HOA – Committee Focus

Safety Advisory Committee, Jack Kiner Chairman

This article, the fourth in our series about the work of our Stoney Brook Committees, focuses on the Safety Advisory Committee. Members of the committee include: Chairman Jack Kiner (BOD), Donna DuHadway, Uli Kappus, Jackie Richardson, and Tim Compton. Tim is the newest member of the committee and the others have served for the three past years.

Overall Responsibility. The Safety Advisory Committee was established to help owners become aware of ways to protect themselves and their properties, but It is not responsible for the safety and security of residents or

their personal property. It is not a neighborhood watch but does work in conjunction with that group. It meets in coordination with the local police and fire department to bring new or updated information to the residents.

Priorities. The committee's priorities are always the same: to try to keep Stoney Brook as safe as possible.

Accomplishments over the past year. This past year, the committee worked with the Denver Police Department to attempt to reduce the number of stolen license plates. Over one-fourth of Stoney Brook residents allowed the committee to install special tamper-proof screws to hold their license plates. The committee hopes to increase that number this year.

Misperceptions about the committee.

Some residents think the committee can stop crime. It cannot. It is not the police or fire department. It is up to each homeowner to do their part not to give criminals easy access to their property or vehicles. The committee recommends the following:

1. Garages are made for vehicles. If you don't have enough space in your garage for your vehicles, consider cleaning it out so you can park vehicles in the garage.
2. Keep garage doors closed as much as possible. Consider a timer that closes the door after 15 minutes.
3. If you must leave your vehicle outside, be sure it's locked. Remove garage door openers and any valuables.
4. Consider a home surveillance system.
5. Consider a motion detector for garage, back deck or rear doors.
6. Consider an inside home security system.
7. Let your neighbors know if you will be away for any length of time.
8. If you see your neighbor's garage door left open, call them and remind them to close it.
9. Lock front and rear doors.
10. Cancel your newspaper when on vacation.
11. Notify the office when you are going on vacation.
12. Notify the office if you have visitors staying more than one night and get a visitor's pass for their vehicle.
13. Follow speed limits and obey signs in Stoney Brook.
14. Walk facing oncoming traffic.
15. Keep dogs on leashes, and clean up outside after your pet.
16. Obey pool and spa rules and tennis court rules.

Frequently Asked Questions (and Answers). Some residents think the committee should give out personal information concerning a break-in or loss of property. It cannot. The committee can say there was a break-in in a certain area of the community but will not give out personal information. Also, the committee will help a resident with questions and answers about home security needs but it does not recommend certain companies.

Additional Questions? If you have questions, you may contact Jack at jackiner@yahoo.com or 443-416-6998 or submit questions to the website's Q&A Forum via sbhoainfo@gmail.com.

We are grateful to Jack and the rest of the Safety Advisory Committee for all they do.

SBHOA – FREQUENTLY ASKED QUESTIONS SECTION

ARC

Q: What are our paint colors? Who decides when and if any of them should be changed?

A: Information about our paint colors can be found on the web site: www.sbhoa.org (under documents)

The colors are set by the ARC committee and include the colors putty, green, wheat, marina gray and white.

Cream was eliminated about 5 years ago and is no longer available.

OTHER

Q: Why is our General Manager not present at the board meetings?

A: Our general manager did attend HOA Board meetings until we began to meet via Zoom. Arrangements are being made to give him the technology to attend the meetings in the future.



Take it easy on the Stoney Brook roads during the snowy season, handling and cornering must be used with caution!!! Especially No speeding!!

Minutes of the Meetings of the Board of Directors

January 28, 2021

Amended by the Board – February 24, 2021

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

Others Present: Angela Miller, Office Manager

Others Absent: Oliver Lynch, General Manager

Homeowners Present: Trina Shanks (Unit 311), Vincent DiBiase (Unit 380), Michael Cook (Unit 375), Donna Yocum (Unit 25), Kay Ceilley (Unit 378), Ben & Sharon Kassenoff (Unit 212), Eric Gary & Lori Maier (Unit 450), Timothy & Tonya Compton (Unit 506), Jane Salzer Richter (Unit 371), Evelyn Burke (Unit 44), John Jordan (Unit 505), Carnig Izmirian (Unit 131), Dolly Bunke (Unit 128), Bill Taylor (Unit 11), Barry & Debbie Wolach (Unit 370), Kerry Santambrogio (Unit 8), Terri Kottal (Unit 108), Paul & Kathryn Anderson (Unit 105), Jenny Austin (Unit 135), Daisy Berl (Unit 27), Richard Schoenmaker (Unit 31), Susan Schaecher (Unit 30), and Mark Winski (Unit 428)

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

Homeowners Comments: Mr. Izmirian requested clarification if the asphalt project will address all streets, cul-de-sacs, parking pads, clubhouse parking lot and concrete repair of curb pans. Mr. Weber confirmed this is correct. Mr. DiBiase mentioned the HOA initiation fee was not on the agenda and requested if it could be discussed at tonight's meeting. Mr. Cowan recommends the Finance Committee should address this plan at a different time when the Board is more familiar with the buy-in fee. Mr. DiBiase reassured the reason for bringing this up is for an option to minimize HOA dues increasing each year. The Board received a letter from Mr. and Mrs. Hansen (Unit 466) who objects the \$300 pond assessment since they do not receive benefit from the ponds. Mr. Trout responded per our declarations all assessments for common area are equally divided for all owners. Mr. Kappus added even though the street his unit is located will not be included as part of the asphalt project, the owners living in this area will still need to pay the asphalt assessment and abide by the declarations. Mr. Kiner mentioned owners have blocked off access to the ponds by displaying their large planters, etc. which is not allowed since its common area. Mr. Jordan noticed at the annual meeting a lot of concern amongst the owners about the big un-budgeted items in need of repair and needs to be taken in account moving forward realizing the expenses are continuing to increase. Mr. Jordan suggested bringing someone in to look what our expenses are and benchmark them accordingly. Mr. Izmirian discussed the life of clay pipes (approximately 45 years) and the majority replacement/repair costs can be an HOA expense and serious planning is needed to finance any sewer line issues. Mr. Cowan made known the LRP Committee is aware of this and about 40-50% sewer lines have been replaced. Ms. Anderson asked if the Reserve Study addressed sewer lines? Mr. Cowan doesn't recall if it's in the study, but the sewer line connections to homes are in our recurring cash flow budget. Mr. Vondras proposes researching the Metro District, as discussed in the annual meeting for any infrastructure projects. Mr. Cowan plans to address it with Paul and John if it's worth pursuing and can it be done within a private property. Ms. Kottal referred to the comment from the annual meeting regarding the \$400K reserve will not be touched and her understanding it is used for major improvements. Mr. Cowan responded the cash flow reserve is used when needed and budgeted by the long-range plan, but with a plan to replenish it. Mr. Winski discussed the recent experience he had with an HOA project (replacing the retaining wall) alongside his unit. Mr. Winski wanted to make it clear that he wants the privacy of his unit and his neighbors maintained in light of the project currently under construction by our great grounds crew. Oliver and he confirmed there were no plans that he knew of to replace the trees if they were destroyed, nor were there any plans for landscaping when they removed 75' of overgrown juniper bushes on each end of the trees. Jack clearly told Mark there were no plans and there was no money in the budget to do anything whatsoever for landscaping after the removal. When the GM or the Grounds Committee starts a project, that budgeted amounts are available for replacement if necessary and that homeowners are notified and made aware of such project when their property is significantly affected prior to its start. If any such occurrences happen again, Mr. Winski recommends that Jack Kiner step down as ARC chair and be replaced with someone more attuned to the needs of the community. Mr. Kiner responded this project goes back 3 years ago when ARC was presented with a proposal from Mr. Winski. ARC rejected the proposal and Mr. Kiner has followed up with Mr. Winski the past several years the retaining wall will be replaced when the budget allows. The bushes were removed since it presents a hiding place for critters. A meeting is set for tomorrow to discuss with the GM and the Grounds Committee. Ms. Wolach stated a meeting is set for tomorrow with Mr. Lynch to decide what type of plants should be planted and suggested owners should be notified of any upcoming projects. Ms. Ceilley would prefer her name be on the list of any landscaping projects in the works, especially the ponds behind her unit. Mr. Wolach inquired about the difference between loss assessment and loss assessment deductible coverage as recommended per Mr. Branish Insurance Summary. Mr. Trout and Mr. Cowan are only aware of loss assessment coverage. Mr. Wolach would like to confirm which coverage to get since he is in the process of switching insurance carriers. The sewer deductible is for sewer backup not collapsed lines. Mr. Cowan mentioned if owners have loss assessment coverage this should pay for the replacement of a roof, since the HOA deductible is too high. Mr. Gary suggested if an owner is required to submit request for an exterior change, then the HOA should go through a similar process if making any landscape or common area changes/improvements. Ms. Anderson referred to her own loss assessment policy, HO-6 with a maximum of \$50K coverage which costs \$20 per year and suggested owners to contact their personal insurer to add this coverage. Ms. Berl inquired how many quotes received for the asphalt project, if any estimates were from City of Denver and are the estimates available to review. Ten quotes were solicited with two responding per Mr. Weber. Mr. Cowan followed up by mentioning the estimates ranged up to \$1.5M and are available for review. The City of Denver does not take care of our streets, which are designated as private roads.

Election of Officers: A **motion (Kiner/Cowan)** to nominate Mr. Trout to remain as President and Mr. Bulkley as Vice-President. A **motion (Bulkley/Weber)** to nominate Mr. Cowan as Treasurer. A **motion (Trout/Kappus)** to nominate Mr. Klatskin to remain as Secretary. The slate of the 2021 Board Officers passed unanimously. The following directors are as follows: Stan Trout, President; Mr. Bulkley, Vice President; Andrew Klatskin, Secretary; John Cowan, Treasurer.

Approval of the Minutes: A **motion (Weber/Bulkley)** to approve the December 16, 2020 Meeting Minutes passed with no opposition.

General Manager's Report: Ms. Walker recommends the GM attend the meetings to address some area of concerns as we heard tonight. Mr. Lynch provided a report.

ONGOING PROJECTS:

- Retaining wall behind Unit 428
- Installing Fence @ Union/Temple
- Pruning in-house

NEW PROJECTS:

- Tree removal to begin next week.

ON HOLD PROJECTS:

- Redesign stream from Units 440-444 week – prep completed.

COMPLETED PROJECTS:

- Lamp Posts Lanterns Painted Black
- Retaining wall @ Unit 432

Treasurer's Report: Mr. Cowan provided the December 2020 Financials, 2021 Budget and 5-Year Plan reports. Mr. Cowan reported year end cash flow total of \$71K which \$44K is the Capital Reserve deposits and \$27K operational cash flow this leaves a \$16K over budget. Mr. Cowan outlined a summary of the financials which included the sewer line replacement hit us hard in the beginning of the year, landscape project placed on hold and YE bonuses. The Capital Reserve fund section reports the 2021 assessments per each unit (asphalt \$3200 + pond liners \$300), Truck Replacement in 2022 and 2024. The balance sheet as of the end of December reflects consolidated reserve balances of \$293,187 of which \$114,288 is in bank checking or investments

accounts, and another \$171,948 is in prepaid insurance, which will result in increased cash flow over the next 7 months as a result of being a non-cash item in the Profit and Loss Statement. The 2020 Audit and internal control letter were provided to the board directors with no discrepancies in reporting. A **motion (Weber/Kappus)** to accept the 2020 Audit as prepared passed unanimously. The 2020 Audit will be posted on the website. Mr. Klatskin requested the under budget or numbers in parentheses be in green font not red font.

Finance Committee: Mr. Cowan wanted to point out the committee meeting minutes once approved are on the website for owners to review for any upcoming projects. Mr. Cowan provided the January 14, 2021 meeting minutes and detailed asphalt report.

Mr. Letson implemented a summary of the asphalt project and contract information as follows: In 2019 the Long-Range Planning Committee recognized the need to assess the condition of our asphalt pavement and the potential costs of maintaining it and appointed a subcommittee for that purpose. After over 1 1/2 years of study with the assistance of the best asphalt engineers, using the most advanced equipment, and taking into account alternate cost structures the subcommittee recommended and the Board needs to approve a program which is both sound and cost effective. Each area of asphalt will be treated according to its present condition and need. With respect to cost we are fortunate. Because of the recent depressed state of the paving market, we have obtained a firm price from a good contractor which is saving us \$630,000 under our prior estimate. The plan calls for all work to be done this year because that favorable price is only available if the work is all done this spring and early summer as the market has strengthened. The contract from Perfect Patch is subject to attorney approval and is ready for Board Approval. The project will be funded by an assessment of \$3,200 per homeowner funded by June 1, 2021. If some homeowners want some level of financing, \$1,400 can be paid overtime, subject to a homeowner approved bank loan so the contractor can be paid in full.

Mr. Fireman measured the curbs, gutters, and cross pans. Mr. Cowan presented the breakdown of the Road Repairs Cost & Assessment based on final measurement (01/14/21 Finance committee minutes on the website)

Mr. Cowan planned to collect the assessment within 2 years. The contractor quote is good only through June 30, 2021. The proposal also gave a price for homeowners to repair their driveways if needed, this would be between the contractor and homeowner separately from the asphalt project. Mr. Cowan mentioned payment method options, financing, the daily schedule of the project and a homeowners' information meeting in the works.

Ms. Walker asked what the estimated life span of the new road and does this also include the removal and replacement of the speed bumps. Mr. Cowan answered 20 - 25 years for the roads, our current roads are at 45 years, we have invested in *remediation* work throughout this timeframe. When questioned about removing the speed bumps, that if anyone can limit people from speeding the around those corners then they could be removed.

Mr. Bulkley inquired when the contract is due and should we have the homeowners' info meeting prior to signing the contract. Mr. Cowan prefers the contractor start the concrete in March. Mr. Klatskin indicated we don't have the money to sign the contract, but we have a plan for it. Mr. Weber assumed if we were to approve the contract then also, we are approving an assessment of \$3200 per owner and then the question to be determined how we collect that \$3200 to address in the owners' meeting. Mr. Cowan agrees and soon as the board declares the assessment then it is technically funded. The Board has the responsibility and the ability to assess to pay for the maintenance of Stoney Brook. Ms. Walker mentioned a vast majority of the homeowners most likely are not aware of this project/assessment therefore we should get the message out to them even though it's been discussed at previous meetings, board minutes and newsletter. Mr. Letson mentioned let's get the contract/assessments bundled up and sent over to *counsel* to get this project started because it's just too good of a deal. Mr. Kappus pointed out what if 20-30 owners decide not to pay the assessment, he assumes we are planning on using the \$100K credit line to make up the short fall while taking up legal credit collections against any of these owners that do not pay. Mr. Cowan expects the finance committee should consider any owner hardship and payment options.

A **motion (Bulkley/Weber)** to accept the asphalt contract contingent on legal review in which the contract is supported by an assessment due June 1, 2021 in the amount of \$3200 per homeowner with payment terms to be defined later passed with no further discussion.

Insurance Committee: Moody Insurance provided the new rates for the employee insurance. The Kaiser plan increased by 5.3% plan at a gross amount of \$4,946 per month and continuing with the employees 10% contribution to the health care plan. A **motion (Weber/Cowan)** to accept the health insurance plan passed with no objections.

Committee Chair Appointments for 2021: The Board directors will remain chairman of their committees. Mr. Trout will reach out to Mr. Beakes to volunteer for Insurance. A proposed volunteer committee list will be presented by the February meeting.

Communications Committee: Any articles for the March/April newsletter should be submitted by February 26, 2021.

New Business: The Board of Directors had no objections for the proposed 2021 meeting dates that were available for the Board to review A **motion (Weber/Bulkley)** to ratify the email vote for approval of signing the Altitude Law legal services and fee agreement of \$200/month passed unanimously. A **motion (Weber/Kappus)** to ratify the email vote for approval of signing the Olson, Reyes & Sauerwein audit engagement fee letter in the amount of \$5,100 passed with no objections. A **motion (Weber/Walker)** to accept the virtual meeting policy passed with no oppositions. Mr. Trout included Ms. Goff's suggestion to begin instituting a non-refundable \$50 fee to cover any unexpected expenses for the clubhouse. Mr. Kiner proposes to reinstate the clubhouse committee to revise the clubhouse rules. Mr. Cowan and Ms. Walker agree Ms. Goff should be asked to be the clubhouse committee chairman. The Board agreed to place the \$50 fee suggestion on hold until the committee is in place. Mr. Trout received a message from an owner in The Chermont (north of SBHOA), who reminded us a handshake agreement was made for their residents to have use of our swimming pool. Mr. Trout responded back to the resident if they want to proceed, she may draw up a proposal for the board to review. Mr. Cowan advised the Chateau is a separate HOA and pays a percentage for use of the amenities.

Safety Advisory Committee: Mr. Kiner wanted to remind residents that when our streets are slippery please use caution of others by slowing down to prevent any accidents, in addition when walking please stay on the side of the street when snowplows are in use. Mr. Kiner updated on the proposed new community and entrance signages; these will be displayed for owners to vote for their favorite out of three choices when available.

Adjournment: At 8:33 p.m., there being no further business, a **motion (Walker/Kiner)** to adjourn until Wednesday, February 24, 2021 passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary

~~~~~  
**February 24, 2021**

Preliminary – Not Approved by the Board

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

**Others Present:** Angela Miller, Office Manager

**Others Absent:** Oliver Lynch, General Manager

**Homeowners Present:** Trina Shanks (Unit 311), Vincent DiBiase (Unit 380), Michael Cook (Unit 375), Sharon Kassaroff (Unit 212), Kay Ceilley (Unit 378), John Vondras (Unit 436), Evelyn Burke (Unit 44), Carnig Izmirian (Unit 131), Kerry Santambrogio (Unit 8), Stacy Beakes (Unit 462), Hollie Benkelman (Unit 379), Rick Sholz (Unit 200), Jim & Dolly Bunke (Unit 128), Jane Salzer Richter (Unit 371), Jerry Gordon & Laura Goff (Unit 323), Bill Taylor (Unit 11), Peter & Lucille Zwanzig (Unit 456), Chris Dunn (Unit 215), Jennifer Hilger (Unit 417), Kathy Kaufman & James Weides (Unit 374), JoAnn Taylor (Unit 455), Gina's iPhone (?), Larry Harper (Unit 340), Lois Leder (Unit 21), Mark Winski (Unit 428), Matt Palaoro (Unit 114), Rich Reichler (Unit 219) and Debbie Wolach (Unit 370)

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

**Homeowners Comments:** Mr. DiBiase requested the directional sign at Radcliff/Verbena list Units 380 and 381as proposed earlier. Mr. Vondras inquired if the Board received majority (67%) of homeowners' vote for the asphalt road assessment from referencing Article 3.4 of the Declarations. Mr. Trout mentioned a majority vote had approved the line of credit, which he signed for today. Mr. Klatskin followed up that the contract for the road project is not a debt secured by the assets of the association, it's an assessment by the owners. Ms. Goff revealed throughout her career one of her tasks given was to review the policies and procedures of the institution she was going to work for, a description of her particular role. Each of the board members have valuable information about their roles. In an effort to make it easier for new board members to learn about their new role, Ms. Goff proposes that each board member write up a policy of their position. This policy could detail the responsibilities and provide bullet points for each job/task. Moving forward if a board member takes on a new task that too could be added to the policy. Ms. Goff believes this information would be valuable to new board members and to the community at large. The Board will review and discuss at the next meeting.

**Approval of the Minutes:** Mr. Klatskin and Mr. Letson had noticed two words need to be revised: *mediation to remediation and council to counsel*. A **motion (Walker/Kiner)** to approve the December 16, 2020 Meeting Minutes as amended passed with no opposition.

**President's Comments:** Mr. Trout revealed at his recent physical appointment he overheard three women with one mentioning that minimum wage is now \$15/hour with one relaying its under consideration, but it's not the law today or it might not be. The reason Mr. Trout brings this up and ties it with Stoney Brook, we are in a phase where there are people trying to explore ideas and think there are actual conclusions and going to happen. Mr. Trout reminded if things are under consideration they are under consideration and doesn't mean they will happen. So, don't prematurely get upset and dump the apple cart.

**Old Business:** Mr. Zwanzig and Mr. Dunn have been active in the I-25/Belleview/Union project process and expressed the concerns for potential traffic impact it could have for the Stoney Brook HOA area. Mr. Zwanzig provided a SE Mobility Hubs Study flyer, from Ms. Black's team (our District Councilwoman) seeking community members to join the Belleview stakeholder working group by emailing Kathy Gile ([kathy.gile@denvergov.org](mailto:kathy.gile@denvergov.org)) if anyone is interested in participating. A **motion (Letson/Cowan)** to approve forming a sub-committee with Mr. Zwanzig and Mr. Dunn as official Stoney Brook representatives who will continue to evaluate I-25/Union project by informing the Board and representing the SBHOA owners passed with no objections. Mr. Kappus mentioned this project will need to be monitored, it is not funded and it's 10-15 years down the road for a possible start, but not looking forward to seeing more 18-wheelers using Yosemite/Union if this project is ever completed.

**General Manager's Report:** Mr. Lynch provided a report. Mr. Cowan mentioned projects are going to be delayed due to five maintenance guys have tested positive for COVID-19, hoping they will be able to return to work by next week.

**ONGOING PROJECTS:**

- Flooring – Clubhouse lower level
- New liner/concrete stream from Units 440-444, weather permitting
- Pine needles & Stream clean up
- ARBOR GARDEN: Tree removal & pruning to begin next week, weather permitting

**COMPLETED PROJECTS:**

- Lower Retaining wall behind Unit 428
- Tree Removal @ Unit 471
- Union/Temple Fence installed/sprayed

Mr. Cowan mentioned the 2021 Budget has a \$12K budget item to install permanent pickleball courts on Court 1. Mr. Lynch provided the Renner proposal to include installing permanent posts, pickleball nets, center strap, restripe for pickleball court 2" lines, coating, and patch any cracks in the amount of \$9K for Court 1 (this court will no longer be used as a tennis court) and an additional proposal to resurface and restripe Court 2 in the amount of \$5,800. Mr. Cowan does not propose doing Court 2, since it is not in the budget. The Board will need to approve Mr. Lynch to sign the proposal of \$9K to get us on the schedule, hopefully first available in June 2021. Mr. Weber asked how this will integrate with the paving project? Mr. Cowan responded they can access the court from the Terrace area or be scheduled to avoid the milling or resurfacing phase of the clubhouse parking lot. Mr. Bulkley wanted to confirm when this project was approved. Mr. Cowan informed this was approved last year through the Finance and Long - Range Planning for the 2021 Budget. Mr. Bulkley and Ms. Walker inquired about the plan for the courts; Mr. Cowan specified Court 1 will have two pickleball courts and Court 2 will still be used for tennis. Mr. Bulkley asked if the community was aware, they are losing a tennis court. Mr. Weber indicated it's been in the previous minutes. Mr. Cowan made a motion to accept the Renner contract of \$9K for Mr. Lynch to sign and schedule subject to letting the vendor know we may need to cancel after more discussion with the homeowners. Ms. Walker believes the residents should be aware even though it has been discussed prior in meetings, etc. Mr. Kiner advised this proposal has nothing to do with Court 3, just Court 1. Ms. Walker continued that Court 1 project was budgeted and is not an assessment. Mr. Weber, reflecting on the asphalt paving discussion over the past year, commented that as a result of the asphalt paving estimates, the proposals regarding an assessment for Court 3 renovations were put on hold. He noted that the various proposals for addressing Court 3 also impacted Courts 1 and 2. including making the temporary pickleball courts on Court 1 permanent and leaving Court 2 exclusively for tennis. However, the LRP learned that such changes for Courts 1 & 2 could be done incorporated in the 2021 budget, without an assessment, for approximately \$12,000 leaving the question of what to do with Court 3 for the longer-term future. That \$12,000 item was then built into the 2021 budget by the Finance Committee and that was then shared with the homeowners, vetted, and approved by the Board of Directors. Ms. Walker inquired if there will be two entrances for the pickleball courts. Mr. Cowan replied the entrances will remain as they are currently, one for Court 1 and one for Court 2. Mr. Trout mentioned we have the possibility to alert residents in the newsletter about this project and vote on the proposal prior to the next meeting. Ms. Walker also mentioned informing the residents of how to reserve a court. Ms. Miller is researching an online reservation software to integrate with our website.

**Treasurer's Report:** Mr. Cowan provided the January 2021 Financials. Mr. Cowan reported an operational cash flow of \$44K for January. The balance sheet as of the end of January reflects consolidated reserve balances of \$340,489 of which \$218,197 is in bank checking or investments accounts, and another \$150,048 is in prepaid insurance, which will result in increased cash flow over the next 6 months as a result of being a non-cash item in the Profit and Loss Statement. As of February 19, 2021, we have received \$39K for the pond assessment. Mr. Cowan provided auditor's recommendation of two Resolutions for the Board approval. A **motion**

**(Weber/Walker)** to accept the Resolution that any excess of membership income over membership expenses shall be applied against the subsequent tax year member assessment as provided by IRS Ruling 70-604. A **motion (Weber/Kiner)** to accept the Resolution of the Allocation of 2020 Assessments to the Reserve Fund in the amount of \$215,155 passed with no objections. Mr. Trout mentioned he signed the documents for the line of credit at the bank today.

**Finance Committee:** Mr. Cowan consolidated the Finance Committee Report with the Treasurer's report.

**Long-Range Planning Committee:** Mr. Weber mentioned the extensive discussion from owner's meeting from last week (02/17/21) grew out of the work of this past year from the Finance/LRP committees. Mr. Bulkley mentioned it was a great meeting and thank you.

**Architectural Review Committee:** Mr. Kiner reported two approvals and one withdrawal due to further discussion between the owner and the committee certain request might not make sense for the community if proceeded. Mr. Kiner updated the status of the entrance signage and Yosemite/Union sign, currently on hold to determine if the City of Denver is planning on widening the turn lane at the Yosemite/Union intersection which could affect the location of this signage.

**Safety Advisory Committee:** Mr. Kiner reported the neighborhood association, across the street reached out to Mr. Kiner in regards of the increase in crime they have been experienced and asked what we are doing. Mr. Kiner informed we have established a neighborhood smart watch committee, communicate safety tips to our residents and have provided steal proof screws for license plates. Mr. Kiner mentioned some patio light fixtures concerns. Mr. Bulkley inquired about the missing 4505 numerals at the Yosemite entrance sign if they will be installed in the interim of waiting on the new signage. Mr. Kiner should have an answer shortly. Mr. Walker wondered why our community street signs don't appear on Google maps and do we need these street names. Mr. Kiner expressed some map apps do list the community streets.

**Insurance Committee:** The Board had no objections of appointing Mr. Beakes as Insurance Chairman.

**Committee Organization:** The Committee volunteer list was provided; the final list will be posted on the website. Ms. Walker will be added to the Education Committee.

**Communications Committee:** Any articles for the March/April newsletter should be submitted by February 26, 2021.

**New Business:** A motion (Weber/Trout) to adopt the Banking Resolution 2021.02.001 presented with a new signer and bank account passed with no objections. Mr. Cowan discussed briefly about considering adapting a new homeowner HOA Buy-in fee. For instance, Vince Dibase moved from the Landmark where they have a \$10K fee. This fee would unlikely be close to \$10k but probably some multiple of the monthly dues. The funds would go towards building up the reserve fund. Mr. Cowan will be making a recommendation to the Finance Committee to implement this option. Mr. Bulkley suggested we should consider changing the verbiage from Buy-in to a more appropriate legal name, Mr. Cowan agreed. Mr. Kappus concurs with adding the fee to cover large expenditures to keep from raising dues each year.

Mr. Trout will map out a schedule of when we can open the clubhouse for events.

*Chat conversations:* Mr. Palaoro asked about the communication method. Mr. Trout informed the Newsletter is available every other month and on the website the Education meeting video from last fall is posted for more information; In addition, contact the office if any questions or access to the website.

Ms. Hilger commented the clubhouse should be open. Mr. Trout explained we still need to continue following the City of Denver regulations.

Mr. Cowan mentioned the Board received a letter from an owner that was very thoughtful which listed several items that concerned him; one of their concerns was dues increasing \$40 each year for the next five years. Mr. Cowan responded six items of expense are 72% of our annual budget. Between 2014 - 2021 (Maintenance salary ±34%, GM salary ± 9%, Maintenance Exp ± 35%, Health Insurance ± 74%, HOA Insurance ± 100%, and Utilities ± 57%) in addition the startup of \$13/unit each month towards the Capital Reserve. These increases in dues are needed to overcome these escalating costs. Mr. Kappus noted how much our properties have appreciated, increased by 40%, during this same period of time.

A **motion (Bulkley/Kappus)** for recognition and appreciation, the Stoney Brook HOA Board of Directors would like to acknowledge the hard work of Oliver Lynch, Angela Miller, and the maintenance staff. 2020 and now 2021 have been very difficult with the Covid-19 pandemic and the budget constraints they had to work with, keeping the quality of our community when dealing with any daily maintenance could be very difficult. They have done a superb job and we would like to thank them. Motion passed unanimously.

**Adjournment:** At 8:09 p.m., there being no further business, a **motion (Kiner/Cowan)** to adjourn until Wednesday, March 24, 2021 passed unanimously.

Respectfully submitted,  
Angela Miller, Recording Secretary

---

## Stoney Brook HOA Current Financials

---

Stoney Brook Homeowners' Association, Inc.  
**Profit & Loss Budget vs. Actual**  
 January 2021

|                                 | Jan 2021       | Budget         | \$ Over Budget |
|---------------------------------|----------------|----------------|----------------|
| Ordinary Income/Expense         |                |                |                |
| Income                          |                |                |                |
| Homeowner Dues                  | 149,460        | 149,460        | 0              |
| Less Capital Reserve Allocation | -3,667         | (3,667)        | 0              |
| Chateau Fees                    | 0              | 545            | (545)          |
| Interest-Operating Funds        | 0              | 0              | 0              |
| Transfer Fees                   | 0              | 250            | (250)          |
| Late Fees                       | 0              | 75             | (75)           |
| Misc. Income                    | 100            | 0              | 100            |
| Reserve Interest Income         | -5             | 75             | (80)           |
| <b>Total Income</b>             | <b>145,888</b> | <b>146,738</b> | <b>(850)</b>   |
| Expense                         |                |                |                |
| Salary & Benefits               | 53,136         | 52,456         | 680            |
| Administrative Expenses         | 3,722          | 3,696          | 26             |
| Maintenance Expenses            | 5,307          | 5,385          | (78)           |
| Pool/Clubhouse Expense          | 910            | 915            | (5)            |
| Utilities                       | 12,683         | 12,747         | (64)           |
| Fixed Expenses                  | 21,900         | 21,900         | 0              |
| <b>Total Expense</b>            | <b>97,658</b>  | <b>97,099</b>  | <b>559</b>     |
| Cash Flow From Operations       | 48,230         | 49,639         | (1,409)        |
| Other Reserve Expense           |                |                |                |
| Reserve Expense                 |                |                |                |
| Cap - Site Improvements         | 4,594          | 4,595          | (1)            |
| <b>Total Reserve Expense</b>    | <b>4,594</b>   | <b>4,595</b>   | <b>(1)</b>     |
| Net Other Income                | -4,594         | (4,595)        | 1              |
| <b>Year To Date Cash Flow</b>   | <b>43,636</b>  | <b>45,044</b>  | <b>(1,409)</b> |