



HOMEOWNERS' ASSOCIATION NEWSLETTER

May/June 2021 VOLUME 20 No. 3

President's Message



For the next few weeks, our community is going to seem more like a construction zone rather than the tranquil neighborhood we usually enjoy, as we have our roads replaced. From my perspective, I see a lot of work getting done with a minimum of upset. I'd like to thank our neighbor Hal Fireman for being our volunteer project supervisor. While he enjoys the work, we are very fortunate to have his attention to detail as he interacts with all the stakeholders. He is responsible for the project progressing as smoothly as it has. Please be careful to watch for workers, their equipment and cars parked in unusual places as you drive, bike and walk around Stoney Brook.

I mentioned court #1 in the last newsletter and its conversion to the exclusive use of pickle ball. That's still going to happen. The board decided to slow the project down a bit, so the changes will occur toward the end of the season, not in June. This adjustment seemed prudent in light of the other projects happening at Stoney Brook.

One topic that is currently under discussion that we will present to homeowners soon, is a potential transfer fee, called a Preservation Capital Fund. This fee would be applied when a unit is sold and would be exclusively used to build our financial reserves for the future. The exact amount is still under discussion, but it will likely be a multiple of our monthly dues. Once we have the details worked out, we will have an informational meeting to explain the rationale and to allow homeowners to ask any and all questions regarding the fee. Please remember that a change this big requires two steps, the board must approve it and then homeowners must also approve it with a 67% approval of the votes, since this requires an amendment of our Declarations. (see section 10.4)

Elsewhere in the newsletter, you'll find a brief description of the Social Committee and their activities by Communications Committee member, Susan Schaecher. Like so many things during the pandemic, our Social Committee has been unable to plan and host most of the things they traditionally do. But that does not mean that they are inactive or uninterested, far from it. The committee is working on things that we can do this summer and later this year. We all anticipate our first opportunity to gather as a community after the pandemic.

I know we are all looking forward to potentially socializing at a safe distance soon. Please know that we are following Denver's recommendations on the guidelines for a safe opening of our pool and clubhouse. And speaking of the pool, hot tub and clubhouse, a group of resident volunteers recently met with Jack Kiner to update the rules we will all need to follow when using any of these amenities.

And just in case it has slipped your mind, please remember to pay your pond assessment which was due in March. And speaking of special assessments, the road reconstruction assessment is due no later than June 1. We appreciate the extra burden this may have placed on our residents and thank you for your understanding. To make this a bit easier, we can now accept credit cards for payments of assessments.

The HOA will continue to follow the City of Denver Regulations and Guidelines for the amenities

INFORMATIONAL GUIDELINES FOR POOL AND HOT TUB

1. Pool and hot tub hours are 8 am - 10 pm.
2. Residents and guests must abide by Stoney Brook HOA rules.
3. Location of nearest emergency phones are NORTH & SOUTH CLUBHOUSE ENTRANCES.
4. A first aid kit is located on the EAST WALL IN CLUBHOUSE.
5. Life saving equipment is located at SOUTH & EAST OF POOL.
6. Pool, pool area and hot tub are under 24 hour surveillance.

STONEY BROOK POOL AND HOT TUB RULES

Warning, No Lifeguard on Duty! Swim at your own risk.

1. No diving or disruptive behavior.
2. Children 12 and under must be accompanied by an adult.
3. Swim diapers or plastic pants are required when necessary.
4. Alcohol, smoking, drugs or vaping are prohibited within the pool and hot areas.
5. No pets allowed.
6. Guests must be accompanied by a resident.
7. Flotation devices not allowed on the weekend and holidays. Exceptions are noodles and baby/toddler floats.
8. Food and drinks are not allowed in pool, on pool edge or the hot tub.
9. No glass containers or breakables.
10. All persons should shower prior to entering pool and hot tub.
11. Persons with contagious or infectious health conditions are not permitted in pool or hot tub.
12. 4 guests per residents are allowed to use the pool and pool area. Larger groups must have pre-approval by SB HOA Board Committee. Request must be requested at least 7 days in advance.
13. The maximum number of swimmers allowed in the pool is TBD and City of Denver Guidelines

HOT TUB RULES

1. Maximum capacity of 6 persons.
2. Occupants must be over 12 years of age.
3. Anyone suffering from heart disease, diabetes, or high blood pressure should consult a physician before using the hot tub.
4. Pregnant women should not use the hot tub without consulting a physician.
5. All pool rules apply to hot tub.

VIOLATION OF ANY OF THESE RULES MAY RESULT IN LOSS OF POOL AND HOT TUB PRIVILEGES.

NOTES FROM THE STONEY BROOK OFFICE

Road Reconstruction: The office will keep you updated of the schedule for any access or road closures. It is recommended to review your contact method on the website www.sbhoa.org to be informed.

Assessment Payments: If you have yet to pay the \$300 for the Pond Assessment it is advised to pay this ASAP to avoid any late fees, this was due on April 1, 2021.

Road Assessment of \$3,200 is due on June 1, 2021. Owners may pay by check, the ACH we have on file or credit card with an additional service fee.

Spraying: Spraying will be starting the first week of June, weather permitting. Flags will be placed in areas affected, then removed in about one hour after spraying is completed.

Summer Work Orders: As we start into summer, work order requests are on the rise. Oliver Lynch, General Manager, supervises the staff and determines the priority of requests. Irrigation system repairs and maintenance take priority during the season.

Owner Landscaping: Oliver is asking that you consider installing drip irrigation systems to maintain plants within your lot lines. The common area sprinklers cannot always be adjusted to provide water to private plantings and using drip systems from your home spigots will also minimize water damage to siding or spraying onto windows.

Clogged Gutters + Poor Drainage = Mosquitoes and Water Damage: We'd like to remind all of you to maintain your gutters and downspouts and to keep gutters cleaned out. Mosquitoes love those cluttered gutters! Spring is also a good time of year to take a look at your home's drainage situation. Are gutters and downspouts clean and in good repair? Is run-off from downspouts directed away from your home's foundation? Consider looking at the perimeter of your foundation and arrange for any repairs to help minimize settling and the possibility of basement flooding.

Ponds and Streams: Stoney Brook water features are for all to enjoy! *Please do not throw any rocks or any sort of object into the ponds and streams; this could cause damage and costly repairs.* Thank you for your consideration.

Parking: Please refer to Rule 4. *Owners are allowed a total of four parking spaces, two of which are in the garage and must be utilized first; and two in the driveway if the driveway is more than 18 feet in length. If the driveway is less than 18 feet in length, then parking pads may be used for up to two vehicles, but again, spaces inside garages must be utilized first.* We ask that in the event of any special need or circumstance that you communicate with your neighbors. Please also note Rule 4 states that **TRAILERS ARE NOT ALLOWED TO BE PARKED WITHIN THE COMPLEX OVERNIGHT.** The General Manager may tow any unauthorized or illegally parked vehicle without notice.

Be Responsible, Report Suspicious Activity: Please don't hesitate to contact the Non-Emergency Denver Police at 720-913-2000, if you witness any situation or circumstances that are suspicious in our community.

Wildlife: Please refer to Rule 6. *The feeding of all wildlife is prohibited in the Community, except for hummingbird feeders.* Please do not leave your garbage cans, food, pet food, etc. outside of your unit that can attract any wild animals.

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.

Spotlight on Don Oberndorf

by Ann Kochenberger



While very few of us liked staying at home for over a year, I am certain that Don Oberndorf did not easily adapt to it. He is never idle for too long a time. Committed to doing his part to make the Denver community the best that it can be, his civic participation has extended over 50 years. While one would assume that serving on numerous civic boards as well as spearheading and founding the Cherry Creek North Business Improvement District would keep most people far too busy, Don's involvement continued. Selected to be a member of Mayor Pena's Cherry Creek Advisory Committee, he was also involved in the organization of the Cherry Creek Arts Festival which led to a Sunday Spotlight article appearing in the Rocky Mountain News in which Don was dubbed "The Mayor of Cherry Creek". He also served on the boards of both The Alzheimer's Association and Denver Hospice. He invested in Cherry Creek North and was the leading Denver Board of Realtors Commercial Broker of the Year, Small Office Division, for 5 years.

In order to keep abreast of all the time and energy that such involvement requires, Don has always enjoyed time away from home and managed to enjoy nature and biking with Backroads Bicycle Tours 14 times. Past visits to countries such as Costa Rico, Nova Scotia, Iceland and France have provided him the opportunity to learn about and explore new places. He has traveled to Churchill Canada to see the polar bears and taken trips to Alaska, Scotland, Ireland, Italy and France and Norway. He scuba dives in Hawaii each year and has traveled to the Caribbean and Mexico for the same reason. Retirement provides even more time to travel so his wish list of traveling to new places has expanded. I am certain that his bucket list is long and that he will continue to visit other places in the years ahead.

The highlight of his life is his four grandchildren and as Don has said, "If I knew how much fun grandchildren were, I would have had them first. They are life's dessert". Ava (9) and Luke (6) are the children of his son Kevin (41) who is the leading watch expert at Jared Jewelers while Kelly (36) is a successful residential realtor estate broker and the mother of Junip (2 1/2) and Remy (6 months).

The boy (Obie) who was born and grew up in Glencoe, Illinois (a Chicago suburb), then left home to attend The University of Colorado in 1965 never looked back. Graduating in 1969, Don left the university after serving as Senior Class President, then earned an MBA from the University of Indiana. Landing in Denver, he initially taught and coached soccer as well as served as the Director of Development (fund raising) at Graland, (a private school in Denver) before founding his own company (Oberndorf Properties Ltd.) in 1971 and delving into all of the civic activity that has been a big part of his life.

Now retired and content, Don takes part in Stoney Brook activities as he hobbles around the streets of our community while recovering from his March 23rd knee replacement. I know that once the hobbling is a thing of the past Don will be flying to yet another country to partake in yet another wildlife adventure.

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

Stoney Brook HOA – Committee Focus

Social Committee, Terri Bunker , Mark Winski, Chairpersons

This article, part of our series about the work of our Stoney Brook Committees, focuses on the Social Committee. Members of the committee include its chairpersons, Terri Bunker and Mark Winski (Activities). Terri volunteered to serve on the committee in 2010 and then became chairman several years later. The members of the committee are: Ila Adams, Linda Branish, Evelyn Burke, Kay Ceilley, Mary Ann Harper, Marilyn Kiner, Bonnie Markman, Nancy Nelson, Sheila Rhodes, Janet Webb, Dianne Williams, Nancy Winski, and Debbie Wolach.

Overall Responsibility. The Social Committee's major responsibility is to plan and execute two major parties a year: a summer event and a holiday party in December. The Board of Directors gives the committee an annual budget to carry out its responsibilities as it sees fit. Monies go toward food, drink, decorations, and paper products. Past parties have been quite successful with attendance averaging 120 residents. In addition to major parties, in some years, the committee squeezed in a spring or fall gathering depending on the availability of funds. So far, the committee has managed to stay under budget without skimping!

Priorities. The committee's priorities are to hold the two major parties and to try to sponsor a few additional gatherings. Its focus is creating a fun atmosphere for neighbors to meet and greet.

Accomplishments over the past year. This past year was a quiet one for the committee due to pandemic restrictions, but in 2019, the committee put on the Summer Party, a Happy Hour on the Deck, a Halloween Party, and the Holiday Party. This year, depending upon Covid guidelines and the opening of the clubhouse, the committee hopes to have an outdoor party by the end of summer or early fall. Such a party might be held on the tennis courts with live music and refreshments.

Frequently Asked Questions (and Answers). Residents are often interested in learning about the parties and also whether the committee coordinates/executes activities or other social gatherings such as book clubs, bridge, mahjonn, etc. This is where Mark comes in. Sign-ups for residents interested in getting together for small interest groups have been offered at several of the larger parties. Mark and his wife, Nancy, coordinated the lists and notified residents of similar interests. The intent was to facilitate residents in organizing their own small interest groups. The committee has held pickleball clinics in the past for people interested in learning the game. The "Girl's Night Out" event was initiated/executed by several Stoney Brook ladies and supported by the Social Committee. Recently, Terri has been getting calls from residents interested in getting more involved socially at Stoney Brook. The Social Committee hopes to put out an interest sheet again once we get back to normal.

Additional Questions? If you have questions, you may call Terri, Mark, or any committee member. We are grateful to Terri, Mark, and the rest of the Social Committee for all they do and look forward to future social events.



Jigsaw Puzzles

available at the clubhouse in the
upstairs credenza donated by Ms. Lehman.

Minutes of the Meetings 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. Firemen 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

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**April 28, 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:** Oliver Lynch, General Manager and Angela Miller, Office Manager

**Homeowners Present:** Peter & Lucille Zwanzig (Unit 456), John Vondras (Unit 436), Kerry Santambrogio (Unit 8), Debbie Wolach (Unit 370), Sharon Kassenoff (Unit 212), Kay Ceilley (Unit 378), Bill Taylor (Unit 11), Hal Fireman (Unit 469), Jenny Austin (Unit 135), Evelyn Burke (Unit 44), Jerry Gordon & Laura Goff (Unit 323), Susan Schaecher (Unit 30), Terri Bunker (Unit 452), Linda Watson (Unit 132), Michael Pederson (Unit 458), Paul & Kathy Anderson (Unit 105), Vincent DiBiase (Unit 380), Walter Brauer (Unit 315), Larry Harper (Unit 340), Richard Schoenmaker (Unit 31), Tonya Compton (Unit 506), Dolly Bunke (Unit 128), Mark Winski (Unit 428), Mike Davis (Unit 17), Judith Hutson (Unit 408), and Jennifer Hilger (Unit 417)

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

**Homeowners Comments:** Ms. Zwanzig asked Mr. Fireman once the concrete is poured, what is the timeframe that is needed to wait for it to be cured enough to drive over it? Mr. Fireman answered five days, but ideally seven days to reach optimum strength. Mr. Taylor asked if the people are worried about the concrete, could they place boards down and drive over them. Mr. Fireman mentioned if it is a flat surface that you were bridging, it would be all right. If just transferring the load to another surface, it does not help just crossing a valley pan. Mr. Taylor requested the shrubbery between the Terraces and the Chateau be removed. Mr. Lynch will assess the evergreens but believes they are the Chateaus. Ms. Ceilley asked how we can justify spending \$10K on the pickleball courts, when it's not a line item in the budget. The courts are usable as is, and doubted we even received 100% of the \$300 pond assessment. Ms. Ceilley thinks we need to keep our budget flexible with the big bills we have coming up, so doesn't see a justification for spending \$10K. Ms. Ceilley commented the board wants to impose a big fee when someone sells and suggests naming it Road Reserves, since history shows our reserves get chipped away, to keep it for future roads, because no one wants to pay for it twice. Mr. Cowan responded that the pickleball court 1 is budgeted for \$12K which was approved at March's meeting. The board consensus was we should wait until October until we make sure that we have no issues collecting assessments or asphalt expenses. Regarding the pond assessment balance, currently \$6K of uncollected funds, but shouldn't be an issue to collect within the next 30 days. Mr. Cowan wanted everyone to know that every once in a while, people go above and beyond the call of duty when they go to work on these committees or contribute their time to Stony Brook. Brien Gidlow when he administered the insurance adjustments after the hailstorm. We did receive a quote for the cost of and it was over \$100K in services. If we were to pay the volunteer who submitted our road construction out to bid and is now supervising the project, it also would be in excess of \$100K. I think we owe all Hal Fireman gratitude for the time he's spending on this asphalt project; a full-time job and I think he's recognizing that now, but I just wanted to express my appreciation and that of the board. Mr. Brauer suggests that the assessments are unfair way to finance these big projects and should have followed the

guidelines of a reserve study. Mr. Trout mentioned if the reserves are done correctly then an assessment is not needed. Although somethings happen and is not predicted as in the hot tub replacement due to the requirements of the City of Denver.

**President's Comments:** Mr. Trout wanted to just remind owners to pay their pond assessment to avoid any fines, this was due on April 1, 2021, the road assessment is due by June 1, 2021 and the office is set up to accept credit cards with a small fee. Mr. Trout thanked Ms. Lehman for donating a collection of jigsaw puzzles and are located in the upper level of the clubhouse. Mr. Trout read about the House bill 21-1229 being introduced, our HOA already complies to most of the items for the CCIOA and this bill appears to focus on newer HOA's.

**Approval of the Minutes:** Mr. Trout noticed Unit 456 was missing from the Homeowners' present section. Ms. Walker pointed out a typo in the GM reported section with the correction in italics:

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.

A **motion (Cowan/Bulkley)** to approve the March 24, 2021 Meeting Minutes as amended passed with no opposition.

**General Manager's Report:** Mr. Lynch provided a report.

#### **ONGOING PROJECTS:**

- Prep Pond for repairs at Unit 440
- ARBOR GARDEN: Pruning & tree removal.
- Pond & Stream clean up.
- Sprinkler startup

#### **COMPLETED PROJECTS:**

- 2 ponds cleaned & prepared for liners.
- Stream from Units 440-444
- Spring aeration & fertilizer
- New hot tub cover installed.
- Pool handrails installed.

Ms. Walker thanked Mr. Lynch and the crew for the installing the 4505 numerals on the entrance sign.

Ms. Walker has a few follow-ups from March's meeting minutes:

- Did we follow up with Mr. Schreiber on his painting/siding concerns even though his unit is not on this year's schedule? Mr. Lynch mentioned we gave Mr. Schreiber's Homestead Paint information to assess his unit.
- Court 1 - Mr. Cowan suggested Mr. Harper and Mr. Winski should discuss this issue further to make a final decision of court placement. Mr. Cowan mentioned yes this did happen and the intent is to place the pickleball courts end to end, not enough room to be side by side courts.
- Was HOA attorney contacted about drafting the recommended amendments to the covenants? Mr. Trout responded yes; they are with the Finance Committee.

Mr. Bulkley inquired if the sprinkler start-up will be delayed due to the road project. Mr. Lynch mentioned once the concrete portion is completed then there should be no issues to start the sprinklers.

**Treasurer's Report:** Mr. Cowan provided the March 2021 Financials. Mr. Cowan reported the Equipment Repair over budget (\$9K) as a result of the skid steer brakes were repaired; Vehicle Expense over budget (\$3K) due to the dump truck's transmission being replaced The Overtime account is over budget (\$5K) by cause of the snowstorm season. The activity of the Capital Reserve for the pond and road assessments were available for

review of what has been collected as of March 31, 2021. The balance sheet as of the end of March reflects consolidated reserve balances of \$403,242 with \$504,914 in the bank checking or investments accounts, and another \$109,284 is in prepaid insurance, which will result in increased cash flow over the next 4 months as a result of being a non-cash item in the Profit and Loss Statement. Ms. Walker asked at what point do we do something other than request nicely for the Chateau to pay their outstanding balance. Mr. Cowan has been in contact with the Chateau's management representative who confirmed it's in their accounts payable department for the payment to be processed. Mr. Bulkley wondered if this is the same issue with the dead hedges not being removed. Mr. Cowan believes the shrubs are our responsibility and part of the easement area which surrounds the utility box. Mr. Lynch will have them removed and not replant until Xcel finishes their project. Mr. Klatskin questioned how are we going to be more forceful in our collections of the assessments, especially the people have yet to pay the \$300 and most likely be delinquent in their \$3200 payment. Mr. Cowan suggested recommending to the board when the time is needed to start the formal collection procedure: 30-day notice, work out a plan for payment options and to exercise our lien rights and our collection of super-liens. Mr. Klatskin inquired when to expect to start paying for the road project. Mr. Cowan suspects in the next 10 days we should be receiving an invoice for the concrete approximately \$100K and the parking pads/milling work at the end of May for \$200K and then the remainder. Mr. Cowan mentioned Ms. Shanks asked in the Finance meeting what are we going to do if people don't pay, and we can't pay the contract. Mr. Cowan made a point, that the final bill will not be due until about 10 days after the end of June, by that time most of the prepaid insurance will be converted back to cash about \$250K and will be available just sitting there waiting for the insurance bill to show up on August 12th. Mr. Cowan said he doesn't foresee any cash flow problems until then. If assessments have been collected by then. If not then the \$100k line of credit could be used also if necessary. Mr. Cowan said he thinks we will have sufficient cash, but as a backup we do have an agreement with the bank for a loan should it be needed.

**Finance Committee:** Mr. Cowan provided the approved March 19, 2021 and preliminary April 26, 2021 meeting minutes.

Stoney Brook Reserve contributions and expenses to date have been primarily for the repair and maintenance to our assets in order to preserve them. Until last year there had been little consideration given to the rehabilitation or replacement of major assets.

As a consequence, we had insufficient savings this year to pay for pond liner replacement on two ponds needed earlier than planned or for the road reconstruction project. This created the need for two assessments.

We are now 45 years old, so it is obvious we need to plan for more of these major rehab projects. We are doing an updated reserve analysis now. We anticipate the results will indicate we need to accumulate close to 3 million in our reserves over the next 15 to 20 years. The roads alone will be over 2 million. That is \$10,000 per homeowner or \$55 to \$83 per month starting now and going up each year due to inflation. Our current contribution is only \$13 per month.

The Committee believes it appropriate to shift some of this burden to new homeowners. The committee recommends we institute a fee to be paid by new owners at closing. The amount proposed is 10 times the monthly dues. This year that would be \$5,300 per home sale. We have averaged 20 sales per year, so that would generate total \$106,000 per year in new reserve revenues. If approved, and accepted by homeowners, it would lower that \$83 per month obligation by \$37. The committee researched other organizations around the country and found these fees are a common practice and they range from \$500 to \$20,000 with \$3,000 to \$5,000 not being uncommon for HOA's who own their own roads.

If implemented, it would result in future increases would be smaller and building reserves to avoid future assessments. That is a benefit to both current and new homeowners. It is a win-win.

To accomplish this change the covenants will need an amendment approved by 67% of current homeowners. The Board approved the drafting of this amendment at the last meeting. Our HOA attorneys, with the aid of Andy Klatskin, have completed that document.

Mr. Cowan requesting Board approval for the execution of this plan. This will include finalizing the reserve study to document the amounts required and developing a community-wide presentation similar to what Chris prepared for the road reconstruction project.

A **motion (Cowan/Weber)** to authorize the Board President and Treasurer to execute whatever necessary steps to implement a fee of 10 times monthly dues to be assessed as a fee to new homeowners at their closing. This fee to be implemented as soon as possible, but not before June 1, 2021. Mr. Kappus appreciates the research the committees have done, but thinks the fee should be \$10K, this will increase our reserve fund which could control the increase in monthly dues. Mr. Kappus requests the board to consider the fee be 20 times the monthly dues. Mr. Bulkley added we need to sell this recommendation to the community and justify it. Mr. Buckley's argument is that we are never going to make up for not having a reserve fund but prepare it now, so we have a plan going forward. Mr. Bulkley continued the reason we are assessing the road project this year because we got a heck of deal than doing it two years out. Mr. Cowan mentioned a presentation will take place for the owners and a vote of 67% approval before any finalization of such fee.

The motion passed with majority in favor with one opposed (Mr. Kiner) and one abstain (Ms. Walker).

Mr. Cowan said this is a way to fund the preservation of Stoney Brook for the long term without substantial increases in dues. The Finance Committee Recommended Name: *Preservation Capital Transfer Fee*

Mr. Cowan recommends Mr. Anderson with background in HOA management be added to the Finance Committee. A **motion (Letson/Weber)** to accept Paul Anderson as a new member of the Finance Committee passed unanimously.

**Architectural Review Committee:** Mr. Kiner mentioned there have been owners that continue to use red mulch for their landscape, red mulch is not acceptable per the HOA landscape guidelines. Owners have been notified to replace their mulch. Mr. Kiner will be asking Mr. Lynch to have the crew remove their mulch and replace it with the required brown mulch at owner's expense, if necessary. Mr. Kiner reported six approvals and three requests still open. Mr. Kiner and ARC members will no longer be doing in house visits (unless vaccinated) to discuss requests to avoid any risks. ARC will be happy to meet outside of your unit instead.

**The Rules Committee:** Ms. Bunker, Ms. Burke, Ms. Wolach, Mr. DiBiase, Ms. Walker and Mr. Kiner Mr. Kiner provided updated rules and along with the City of Denver guidelines for new signage in the pool/hot tub area. The Board shared concerns of # 12 rule for the pool regarding the number of guests allowed and pre-approval of larger groups. The Board suggested there needs to be more clarification before posting. The pool and hot tub hours are 8 a.m. – 10 p.m. The crew needs time to clean and prep for chemical balance starting at 7 a.m. in case a city inspector shows up unexpected. The clubhouse does not have a defibrillator (AED) due to liability and certification are possibly needed. Mr. Pederson mentioned the Good Samaritan Law could protect from any liability and the device is pretty much self-explanatory. Mr. Kiner will do research on cost and regulations of having an AED available.

A **motion (Kiner/Trout)** to approve the recommended rules and information with the exception of Rule #13 the number of swimmers allowed is to be determined passed with no opposition. These rules will be included in the newsletter.

**The Signage Committee:** Ms. Wolach, Ms. Stonbraker, and Ms. Lederer

Ms. Wolach provided drawings from Ms. Stonbraker of potential new entrance signs and in process of getting multiple bids. The lettering and caps can be interchangeable amongst the two choices. Our crew will be able to build the framework and bottom of the signs with the same stone that is used on the units. The goal is to replace the signs at 4505, 4605 S Yosemite and the 8505 E Temple entrances, in addition a sign at the corner of Yosemite and Union. The signs will be lit from the bottom up with securing lettering to prevent vandalism. Mr. Kiner anticipates the costs will be approximately \$10K. Mr. Weber asked if there will a sign at the Verbena area and updating the out of sequence addresses on the signs? Mr. Kiner mentioned there is a small sign and will see if we can add one for this area. Ms. Wolach answered the entrance signs are phase 1 and the remaining signs will be

done in different phases. Ms. Walker suggested since we are modernizing our signs will be updating the font on the street signs as well. Mr. Wolach replied yes and to refurbish the signs to no longer having the ducks. Mr. Bulkeley asked about the funding for this project. Mr. Kiner mentioned the plan is to place it in the 2022 budget.

**Safety Advisory Committee:** Mr. Kiner had nothing to report at this time.

**Insurance Committee:** Mr. Beakes had nothing to report at this time. Mr. Bulkey asked about the timeframe to collect quotes. Mr. Trout will confirm with Mr. Beakes, but it's usually 30 days prior to renewal to receive information from an underwriter.

**I-25 Interchange:** Mr. Trout reported it looks like Union may not be an entrance or exit on I-25.

**Road Reconstruction:** Mr. Fireman reported the week before last we were six weeks behind our original schedule, and they put on an additional tear up crew last week so now we're only three weeks behind. Currently 24 driveways have been replaced, therefore basically 10%. Mr. Fireman disclosed the Terraces curb and gutters will need to be re-engineered to prevent any hazardous ice build-up and drainage issues. This project will include removing the sidewalk as well so this will drive up the expense. Mr. Fireman stated roughly \$35K of the contingency fund will be used for repairing the Terraces drainage and concrete problems.

**Social Committee:** Ms. Bunker addressed the retirement of Porfie, who will be retiring at the end of May, but still will be working for the Grounds Committee one day a week. Ms. Bunker will have more information in the upcoming May/June newsletter.

Mr. Lynch recommends the clubhouse be open for events. Ms. Bunker will start planning for a summer event, since we are starting to open the clubhouse.

**Communications Committee:** Any articles for the May/June newsletter should be submitted by April 30, 2021. Ms. Walker will assist the Finance Committee setting up a presentation to owners regarding the new owner reserve fee account.

#### **Old Business:**

*Clubhouse opening* - Mr. Lynch suggested keeping the 6 feet distance rule and follow the City of Denver guidelines and the same for the pool opening.

*Ms. Goff's suggestion* was to post the role requirements or profile of the board officers on the website for any future candidates who might consider running for the board.

Ms. Goff and Ms. Kassenoff provided the recommendation for a clubhouse fee only for non - Stoney Brook events. Rational – There is currently a lack of funding for clubhouse maintenance and If this fee were in place in 2018-2019 \$10K would have been collected if a usage non-refundable \$75 fee had been in place. Details – renters of the clubhouse will be charge \$75 per event in addition to the deposit and cleaning fee; the \$75 which will go towards appliance replacement, wear/tear and investing in improvements. Ms. Hutson questioned how these were paid for in the past. Mr. Cowan mentioned the general fund. A **motion (Kiner/Cowan)** to accept the recommended clubhouse \$75 fee to be implemented was tabled until further review from the board over the number of people in the party where this fee would apply. It was pointed out that many times these larger events are all outsiders with only the sponsoring homeowner present.

#### **New Business:**

Owner request of tree removal located on community property: Mr. Weber provided the ARC guidelines for changes to the exterior of a unit and where to find these forms to request changes including the tree removal request in the common area. Mr. Weber proposes ARC to develop guidelines and require Neighbor Consent Forms if an owner requests the removal of trees and shrubs in the common area to avoid the recent issues and complaints from the Fall 2020 board meeting. A tree removal form is on the website.

**Final Questions:** Mr. Taylor asked why we need new signage because they seem fine. Mr. Kiner the current signs are starting to crumble and fall apart. Ms. Hutson inquired if a committee had made plans for the new pond liners. She wanted to know if a plan is in place to make decisions for the pond liner color/material and would this be handled similar to an ARC process where owners surrounding the pond would have an input. Mr. Cowan mentioned the plan for the liners has been in place for almost a year. The color has already been chosen and is premixed into the new liner material. It was picked to blend to the other pond elements and will be different from the previous liner colors that were installed in the stream or the cream color installed 8 years ago in the pond behind unit 214.

**Adjournment:** At 9:10 p.m., there being no further business, a **motion (Kiner/Klatskin)** to adjourn until Wednesday, May 26, 2021 passed unanimously.

Respectfully submitted,  
Angela Miller, Recording Secretary