

**Stoney Brook Homeowners Association  
Minutes of the Meeting of the Board of Directors  
January 29, 2020**

Approved by the Board – February 26, 2020

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

**Directors Absent:** Bill Letson

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

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

**Homeowners Present:** Dianne Williams (Unit 430), Kay Ceilley (Unit 378), Trina Shanks (Unit 311), Sandy Kappus (Unit 309) and Betty Lehman (Unit 307)

**Call to Order:** Mr. Trout called the meeting to order at 8:13 p.m. after the Annual Members' Meeting with a quorum established.

**Election of Officers:** Mr. Branish was nominated by Mr. Cowan to remain as Treasurer. The following directors agreed to keep their positions: Stan Trout, President; Craig Weber, Vice President, Andrew Klatskin, Secretary and Mr. Branish, Treasurer. A **motion (Cowan/Santambrogio)** to approve the slate of the 2020 Board Officers passed unanimously.

**Approval of the Minutes:** A **motion (Kiner/Kappus)** to approve the December 18, 2019 Minutes passed with no opposition.

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

ONGOING PROJECTS:

- Winter clean up

COMPLETED PROJECTS:

- Retaining wall from Unit 106 to Unit 143
- Walkway between Unit 207 & Unit 208
- New Walkway (per easement) between Unit 9 and Chateau
- Sewer lines repaired @ Units 207, 222 & 224

**Treasurer's Report:** The 2019 Audit and internal control letter were provided to the board directors with no discrepancies in reporting. A **motion (Branish/Cowan)** to accept the 2019 Audit as prepared passed unanimously. Mr. Cowan mentioned the 2019 Audit will be posted on the website. Mr. Cowan cited the accountants' recommendation the Board approve a transfer from the operating account to the reserve account at the end of 2019. A **motion (Cowan/Kiner)** to accept the Resolution of the Allocation of 2019 Assessments to the Reserve Fund in the amount of \$226K passed with no objections. The Board had ratified an email vote with no objections to modify the 2020 Budget that was distributed at the 2019 Annual Meeting.

**Insurance:** Mr. Branish provided the employee insurance quotes from Moody Insurance. The committee recommends the new Kaiser Gold KP CO Gold 500/30 plan at a gross amount of \$4,692 per month and continuing with the employees 10% contribution to the health care plan. A **motion (Cowan/Weber)** to accept the recommended health insurance plan passed with no objections.

**Communications Committee:** Any articles for the Mar/Apr newsletter should be submitted by February 28, 2020. Ms. Schneider will continue overseeing the newsletter distribution for a couple more issues, then Mr. Trout will be chairman.

**Committee Chair Appointments for 2020:** The Board directors will remain chairman of their committees. A proposed volunteer committee list will be presented by the February meeting.

**New Business:** The Board of Directors proposed 2020 meeting dates were available for the Board to review. Mr. Kiner will review the Jewish Holiday calendar to avoid any date conflicts. (subsequently, Mr. Kiner reported no conflicts.)

**Adjournment:** At 8:30 p.m., there being no further business, a **motion (Kiner/Weber)** to adjourn until Wednesday, February 26, 2020 passed unanimously.

Respectfully submitted,  
Angela Miller, Recording Secretary