

**Stoney Brook Homeowners Association**  
**Minutes of the Meeting of the Board of Directors**  
**January 30, 2019**

Approved by the Board – February 27, 2019

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

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

**Homeowners Present:** Sandy Kappus (Unit 309), Katrina Shanks (Unit 311), Jan Klatskin (Unit 145) and Kay Ceilley (Unit 378)

**Call to Order:** Ms. Schneider called the meeting to order at 7:54 p.m. after the Annual Members' Meeting with a quorum established.

**Homeowners Comments:** Ms. Ceilley requested safety lighting for the west side of the community (near park) along Unit 379 to Unit 501 and at the pond behind her unit. Mr. Cowan mentioned a motion light is already in place at Unit 379. ARC and Mr. Lynch will assess the area for more lighting if needed.

**Election of Officers:** Mr. Kiner nominated Mr. Trout for Board President, Mr. Weber for Vice-President and Mr. Branish for Treasurer. Mr. Klatskin volunteered for Secretary. The board approved the slate of the 2019 Board Officers with no opposition. A big THANK YOU for Ms. Schneider's 8 years of serving as Board President.

At this time, Ms. Schneider turned the meeting over to the new President, Stan Trout.

**Approval of the Minutes:** A motion (**Branish/Cowan**) to approve the December 12, 2018 Minutes passed with no opposition.

**General Manager's Report:** Mr. Lynch reported that the refurbishing of the lampposts is about 80% complete. Ms. Schneider mentioned the lamppost conflict behind Units 450 and 451 has been postponed until the next board meeting.

**Treasurer's Report:** The year-end detailed financials were provided. Mr. Trout reported the remaining spa (hot tub) funds were transferred to 2019 per the auditors' adjustment. Mr. Cowan sent a draft of the audit to the board for review in the interim of receiving the final audit once their software program is repaired. Ms. Santambrogio asked if any extra costs are anticipated for the hot tub gas line relocation. Mr. Cowan doesn't expect any additional fees for either relocating the gas line or the hot tub, except a tree removal expense. Mr. Trout mentioned the \$100K T-Bill will mature/due around mid-March 2019. Mr. Trout and Mr. Branish will research a new account to transfer \$50K this quarter. The account in arrears was reviewed. A **motion (Schneider/Weber)** to accept the December financials reports passed unanimously. Mr. Cowan cited the accountants' recommendation the Board approve a transfer from the operating account to the reserve account at the end of 2018. A **motion (Schneider/Weber)** to adopt the Resolution of the Allocation of 2018 Assessments to the Reserve Fund in the amount of \$224,770 as amended passed with no objections. A **motion (Schneider/Weber)** to accept any excess of membership income over membership expenses for 2018-year end shall be applied against the subsequent tax year member assessment as provided by IRS Revenue Ruling 70-604 passed with no objection.

**Insurance:** Mr. Branish provided the employee insurance quotes from Moody Insurance. The committee recommends the new Kaiser Gold KP CO Gold 500/30 plan with a 6% increase; the dental/vision had a 5% increase (employee enrollment expense); short and long-term disability and life insurance are now combined to Guardian. A **motion (Kappus/Santambrogio)** to accept the recommended health insurance plan passed with no objections.

**Hot Tub/Spa Committee:** Mr. Cowan had no report at this time.

**Architectural Review Committee:** Mr. Kiner reported a request from Unit 328 has been approved.

**Communications Committee:** Any articles for the Mar/Apr newsletter should be submitted by March 1, 2019.

**Old Business:** Mr. Branish stated our insurance costs should be stable and with small increases of within 5% or less range unless a major loss occurs.

**New Business:** A **motion (Schneider/Santambrogio)** to accept the proposed Board of Directors 2019 meeting dates passed with no objections.

**Adjournment:** At 8:22 p.m., there being no further business, a **motion (Klatskin/Santambrogio)** to adjourn until Wednesday, February 27, 2019 passed unanimously.

Respectfully submitted,  
Angela Miller, Recording Secretary