

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
February 27, 2019

Approved by the Board – March 27, 2019

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

Directors Absent: Uli Kappus

Others Present: Angela Miller, Office Manager

Others Absent: Oliver Lynch, General Manager

Homeowners Present: Kay Ceilley (Unit 378), Alice Frerman (Unit 13), Donna Yocum (Unit 25), Michael Davis (Unit 17), Mark Winski (Unit 428), Hedy Mantel (Unit 18) and Lois Leder (Unit 21)

Call to Order: Mr. Trout called the meeting to order at 6:27 p.m. with a quorum established.

Approval of the Minutes: The preliminary 2018 Annual Meeting Minutes were available for review. Mr. Cowan made several suggested changes in the Finance Committee section, and these were accepted to be presented for full Membership approval at next year's annual meeting.

A motion (Schneider/Weber) to approve the January 30, 2019 Meeting Minutes passed with no opposition.

President's Message: Mr. Trout stated the current elected officers are all new in their positions. Mr. Trout mentioned the Court 3 meetings have been well attended. Ms. Schneider prefers no Tuesday meetings, so she may attend.

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

Treasurer's Report: Mr. Branish provided the January 2019 Financial reports. The General Maintenance Staff is under budget (\$2K) due to anticipated seasonal assistance. The Board is in agreement to compose a super lien letter for the account in arrears. **A motion (Schneider/Santambrogio)** to accept the January financials reports passed unanimously. The 2018 Audit Report was distributed to the Board members for review. **A motion (Cowan/Schneider)** to accept the 2018 Audit Report passed unanimously with no further discussion.

Committee Organization: Ms. Schneider provided a list of Owners who have volunteered to serve on a committee in 2018. Ms. Schneider stated the committee Chairman determines to add/remove members or leave as is before finalizing their committees.

Architectural Review Committee: Mr. Kiner reported a tree removal request from Unit 120 has been approved. The committee has recommended Mr. Klatskin and Mr. Bulkley to become new members. **A motion (Schneider/Weber)** to confirm Mr. Klatskin and Mr. Bulkley as new members for the ARC Committee passed with no opposition.

Hot Tub/Spa Committee: Mr. Cowan expressed the pool fence looks fantastic. Mr. Cowan reported Xcel Energy has identified the gas line can be re-routed. Mr. Cowan is waiting for Xcel to confirm a timeframe and cost.

Chateau Committee: Mr. Cowan provided the Chateau the 2018 reconciliation and 2019 budget reports. Mr. Cowan mentioned the Chateau will owe us \$2500 more due to increase of the water meter schedule (2 times/day for 15 minutes - 4 days a week) with a result of higher consumption costs. Mr. Cowan mentioned the water meter schedule should comply with the City of Denver regulations (1 time/day for 15 minutes - 3 days per week).

Court 3 Committee: Mr. Cowan stated Mr. Harper is doing a fabulous job directing this committee. The committee's primary goal is to have more communication and an opportunity of member participation. The committee agrees that Court 3 does not need to continue to be "as is" condition; a survey could take place for alternative options. Mr. Klatskin suggested if safety concerns exist for this court then it should not be accessible for any activities and a sign should be in place. Ms. Schneider mentioned owners letting their dogs roam in the tennis court area is becoming an issue. A **motion (Kiner/Cowan)** to accept the no pets allowed on the tennis courts, install no pets allowed signage and a fine will be assessed if violated passed with no opposition.

Insurance Committee: Mr. Branish mentioned the Stoney Brook HOA D&O policy covers Mr. Lynch for the requested State CAM Insurance audit.

Communications Committee: Any articles for the Mar/Apr newsletter should be submitted by March 1, 2019. Ms. Schneider is considering different options for the newsletter and website layout formats.

Old Business: Mr. Branish suggested investing quarterly \$50K in T-Bills; The Board had no issues, but Mr. Cowan reminded Mr. Branish of the seasonal expenses and HOA Insurance renewal in August decreases the cash flow. Mr. Klatskin inquired about the lighting near Unit 379. Mr. Kiner mentioned he will touch base with Mr. Lynch next week on this issue. Ms. Santambrogio suggested keeping a record of coordinating the Ash Borer volunteer treatment with the HOA treatment. Mr. Klatskin has concerns of owners volunteering to treat the common area trees. Mr. Branish stated the 42" fence along Union/Temple is an eyesore and should be assessed for replacement.

New Business: A **motion (Cowan/Weber)** to accept the Banking Resolution 2019.02.001 and 2019.02.002 passed with no objections. The HOA renewed the required HOA State Registration license in January 2019.

Homeowners Comments: Mr. Davis requested if a Court 3 survey is given, then include the question if any owner prefers a pickle ball court, picnic tables or bocce ball installed in the back of their units? Ms. Mantel suggested cleaning up the mold on Court 3 for it to be safe to use. Ms. Mantel questioned the delay of the hot tub installment and Mr. Cowan mentioned the delay is Xcel Energy. Ms. Mantel reported noise disturbance of men playing soccer tennis on Court 3 a couple of weeks ago and will send the video to a board member.

Adjournment: At 7:31 p.m., there being no further business, a **motion (Kiner/Branish)** to adjourn until Wednesday, March 27, 2019 passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary