

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

Approved by the Board – April 24, 2019

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

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

Homeowners Present: Mike Davis (Unit 17), Hedy Mantel (Unit 18), Trina Shanks (Unit 311), Lois Leder (Unit 21), Kay Ceilley (Unit 378), Jack and Shirley Klotz (Unit 501), Rick Scholz (Unit 200), Kathy and Paul Anderson (Unit 105)

Call to Order: Mr. Trout called the meeting to order at 6:28 p.m. with a quorum established.

Homeowners Comments: Mr. Davis expressed concern of the recent activity, soccer tennis, being played on Court 3 which has been disturbing for the nearby residents. Mr. Davis suggested removing the tennis net and close off the area to eliminate this type of activity. Ms. Mantel expressed a thank you to the board. Ms. Mantel questioned the delay of the hot tub project, made of list of other contractors to consider. In addition, requested the mold to be removed from Court 3, to prevent health issues. Mr. Lynch will have Court 3 sprayed. Ms. Shanks inquired if having a roommate is the same as the Airbnb requirements. Ms. Schneider responded the HOA Declarations should be followed. Ms. Shanks contacted CDOT to restripe the lanes at Tamarac and DTC Blvd intersection to prevent merging issues onto the I-225 frontage road to Yosemite. Mr. Klotz cited the landscape appearance requirements from the HOA directory and has requested the HOA find a solution for the common area grounds around his unit, it has been many years of having dirt being exposed, and grass will not grow. Ms. Santambrogio assured Mr. Klotz this area is on the list for landscape projects this spring. Mr. Scholz asked how much Xcel Energy cost is to relocate the gas line. Mr. Cowan answered \$9K. Mr. Scholz mentioned a revaluation should be considered for the hot tub project; Mr. Cowan replied other options have been considered.

Approval of the Minutes: A motion (Kappus/Weber) to approve the February 27, 2019 Meeting Minutes passed with no opposition.

President's Message: Mr. Trout gave kudos to Mr. Lynch and the maintenance crew for the blizzard clean up and the new fence along Temple. Mr. Trout reminded Committee Chairmen to finalize their committees.

General Manager's Report: Mr. Lynch reported pool fence/columns and winter clean up are ongoing projects. The hot tub installation is still on hold. Xcel Energy has scheduled to relocate the gas line on April 10th, weather permitting. Mr. Lynch has plans to temporary fence off the hot tub installation area to not interfere with the pool opening process. Mr. Lynch reminded the board after the hot tub installation is complete:

- a deck and retaining wall will need to be built
- the temporary fence will be removed, and a permanent fence will be reinstalled in its original location
- the inspection of the hot tub from the City of Denver will need to pass before the hot tub can open

Mr. Lynch reported the tree removal/pruning is set to begin first of April; Mr. Lynch will follow up on meeting the Reserve Study Representative. The fence has been replaced along Temple;

five damaged trees were removed from the snow storm; a sewer line at Unit 130 has been repaired.

Treasurer's Report: Mr. Branish provided the February 2019 Financial reports. The Chateau Fees have not been received. Mr. Cowan mentioned the budget/reconciliation reports have been sent to the Chateau and will check on the status. The Comcast revenue is in a favorable position. The General Maintenance Staff is under budget (\$2K) due to anticipated seasonal assistance. The Grounds is over budget (\$3K) due to snow removal assistance. Mr. Branish mentioned the Lighting account is over budget from the refurbishing lamppost project. The Board had no objection of Mr. Branish transferring funds and researching T-bills for the next quarter. The accounts in arrears were reviewed. Several attempts to notify an owner of their deficit account and to offer a payment plan were unsuccessful. A **motion (Cowan/Kiner)** to file a lien on this unit in arrears passed unanimously. Payment has been received from the other account in arrears per a verbal payment agreement, therefore no further action at this time. A **motion (Schneider/Cowan)** to accept the February financials reports passed unanimously with no further discussion.

Architectural Review Committee: Mr. Kiner reported Ms. Wolach will be transitioning as the new Grounds Committee Chairman. The committee reports the need for additional lampposts throughout the community and install mailbox lights, these plans will need to be discussed with Mr. Lynch and then submitted to the Board. Mr. Lynch will work with Ms. Bradbury and Ms. Wolach for the common area 4605 entrance. The owners of Unit 406 have requested landscape revisions behind their unit. This project will need to be at owners' expense if recommending for this current year. Mr. Bulkley and Mr. Klatskin were introduced as new members.

Grounds Committee: Ms. Santambrogio provided a tree assessment proposal from Mr. Trench of Landscape Systems and Designs for review. The proposal is to provide an inventory of identifying, evaluate (rated A-F) and location of trees for any removal/replacement (Phase I) with a fee of \$4,300. The next phase includes a landscape improvement design (Phase II) of any areas for recommended changes. Mr. Cowan requested a sample report for review. The Board had no objection of this proposal but had some concerns that Ms. Santambrogio will follow up with Mr. Trench. Once these concerns are addressed, Mr. Kiner suggested an email vote can be submitted to the board. Ms. Santambrogio plans to continue being involved with the tree program.

Hot Tub/Spa Committee: Mr. Cowan stated the updates were given by Mr. Lynch in the GM report.

Chateau Committee: Mr. Cowan mentioned the Chateau balance to date is \$7,300 and once the Chateau reviews the reports submitted to them a payment will be received but will let them know the board is inquiring the status of payment.

Court 3 Committee: Mr. Cowan disclosed the committee has met a couple of times with three different plans along with alternative options of installing a bocce ball court, 2 pickleball courts or landscape/garden area. The main objectives are having low-maintenance and the right kind of environment for the community. This project is slated for the 2021 Budget as an assessment. Mr. Cowan reiterate finishing the hot tub project should be the focus.

Communications Committee: Any articles for the May/June newsletter should be submitted by April 26, 2019.

Old Business: Ms. Santambrogio requested the Ash Tree Update form be included in the newsletter again. Ms. Santambrogio proposed “One Way and arrows” be painted on the street at the Terraces, since vehicles are still entering the wrong way. Mr. Kiner suggested a flashing” sign. Mr. Lynch will research for a solution.

Adjournment: At 8:02 p.m., there being no further business, a **motion (Schneider/Santambrogio)** to adjourn until Wednesday, April 24, 2019 passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary