

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
April 24, 2019

Approved by the Board – May 22, 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: Trina Shanks (Unit 311), Kay Ceilley (Unit 378), Jennifer Hilger (Unit 417), Walter Brauer (Unit 315)

Call to Order: Mr. Trout called the meeting to order at 6:29 p.m. with a quorum established.

Homeowners Comments: Ms. Ceilley asked the status of the safety lighting installation for the west side of the community (near park) along Unit 379 to Unit 501 and at the pond behind her unit. Mr. Kiner mentioned work should begin in the next month based on Oliver's projects status. Mr. Brauer inquired if the association plans to do an updated Reserve Study and the process of replacing/repairing fence. Mr. Cowan mentioned a Reserve Study is in the development stages; as for repairing the fence it will need to be determined the extent of damage/cost and begin planning if it should be an operating or a reserve expense.

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

General Manager's Report: Mr. Lynch reported pool fence/columns, winter clean up, sprinkler start-up and tree pruning are ongoing projects. The crew has begun prepping the pool to have it open at the end of May. Tree removal will begin next week. Xcel Energy has relocated the gas line for the hot tub project. Steps were replaced in common area near Unit 411. The pond at Unit 11 has been repaired. Mr. Lynch suggested delaying the hot tub installation until after the pool closes for the season to eliminate any safety and inspection concerns. Mr. Cowan requested the hot tub area be prepped/cleaned up if postponing the installation. The Board agreed to notify owners of the pool/hot tub status. The Board discussed what the HOA insurance requirements might be and Mr. Branish mentioned we are proactive with taking care of these issues with our \$60K budget.

Treasurer's Report: Mr. Branish provided the March 2019 Financial reports. Mr. Branish reported the financials are in good standing with a \$71K YTD cash flow. Mr. Branish is in the process of opening an investment account with Bank of Colorado. A motion (**Cowan/Kiner**) to approve Mr. Branish opening an investment account (T-bill) passed with no opposition. Ms. Schneider asked if any fees are associated with this account. Mr. Branish will confirm with the financial advisor. The accounts in arrears were reviewed. Payment has been received from one account in arrears per a verbal payment agreement, therefore no further action is required at this time. A motion (**Schneider/Santambrogio**) to accept the March financials reports passed unanimously with no further discussion.

Architectural Review Committee: Mr. Kiner reported six ARC requests have been received. Mr. Kiner has suggested to have seeded bird feeders to be removed since they attract rodents, raccoons, etc. Based on the feedback from several ARC members, bird feeders should not be allowed, and junipers should be removed (they also attract rats). Mr. Kiner mentioned there are plants/shrubs available to attract hummingbirds as an alternative from hummingbird feeders. The Owners need to comply with Rules and Declarations.

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

Chateau Committee: Mr. Cowan reported Chateau financials have been adjusted and payment should be received soon. The Chateau is researching the installation of a sub-meter at their expense to measure their irrigation usage. This change would simplify the allocation of water expenses in the future.

Court 3 Committee: Mr. Cowan mentioned the committee chairman plans on retrieving other bids and alternative idea options from owners; bidding out to remove the turf/asphalt; and the challenges of pickle ball court location.

Insurance Committee: Mr. Branish disclosed the HOA adjuster is currently assessing a liability claim.

Communications Committee: Ms. Schneider reported Ila Adams has retired from doing the newsletter. Ms. Miller has researched a new outsource for the newsletter. This format should make it manageable for all devices to read online. Ms. Schneider and Mr. Trout will be working together to update the website. Ms. Santambrogio requested the Ash Tree Update form be included in the newsletter. Any articles for the May/June newsletter should be submitted by April 26, 2019.

Old Business: Mr. Branish asked if any plans of improving the divider screens between Courts 1 & 2. Mr. Lynch suggested doing a similar set up as between Court 2 & 3 or replace the screen with a cost being up to \$10K. Ms. Santambrogio followed up regarding the tree inventory proposal.

Executive Session: At 7:40 p.m., a **motion (Schneider/Santambrogio)** to begin executive session to discuss legal matters passed unanimously. At 8:08 p.m. a **motion (Santambrogio/Weber)** to return to Regular Order passed with no further discussion.

Adjournment: At 8:09 p.m., there being no further business, a **motion (Kiner/Santambrogio)** to adjourn until Wednesday, May 22, 2019 passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary