

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
May 22, 2019

Approved by the Board – June 26, 2019

Directors Present: Stan Trout, Virginia Schneider, Jack Kiner, Craig Weber, Andy Klatskin and Uli Kappus

Directors Absent: John Cowan, Kerry Santambrogio and Ron Branish

Others Present: Angela Miller, Office Manager

Others Absent: Oliver Lynch, General Manager

Homeowners Present: Kay Ceilley (Unit 378), Lois Leder (Unit 21), Donna Yocum (Unit 25), Evelyn Burke (Unit 44), Alice Frerman (Unit 13), Larry Harper (Unit 340), Trina Shanks (Unit 311)

Call to Order: Mr. Trout called the meeting to order at 6:30 p.m. with a quorum established.

Court 3 Committee: Mr. Harper reported since the Court 3 last informational meeting, 3 bids have been received to remove the existing surface plus the asphalt underneath the surface and 2 bids for the renovation. Mr. Lynch has cut out a 2 ft. x 2 ft. area from Court 3 where cracks were found in the asphalt and the turf area is uneven and weathered (40+years). Mr. Harper mentioned the contractors will not warrant any installation on top of the current surface. The turf was in the plans to be removed, but with the asphalt needing to be removed, renovation project has increased. The committee has scheduled two informational meetings on June 4 and June 27 beginning at 6pm. The committee will share the proposals and discuss what the owner assessment could potentially be and gather feedback for the committee.

Homeowners Comments: Ms. Leder asked if the shared proposals and information from the next two Court 3 meetings will be available if unable to attend the meetings. Mr. Harper assured information will be made available. Mr. Kappus suggested installing grass in this area. Mr. Harper assured the committee has looked at this alternative but is basing the renovation of the feedback from last year's survey to develop an area that could bring the community area for activities and maintenance free.

Approval of the Minutes: A motion (**Kappus/Schneider**) to approve the April 24, 2019 Meeting Minutes passed with no opposition.

President's Remarks: Mr. Trout reported Mr. Weber has volunteered to be the Treasurer temporarily while Mr. Branish is focusing on a personal matter. Mr. Trout mentioned the first draft of the Reserve Study has been received and reviewed; revisions have been made and sent back to the consultant. Once a final study has been approved, then it will be available for owners. Mr. Trout gave a quick reminder of the Summer Event is June 2, 2019.

General Manager's Report: Mr. Lynch provided a report for the board to review.

ONGOING PROJECTS:

- Pool Fence & Columns (completed when hot tub is completed)
- Hot tub installation on hold until pool closes on Labor Day

NEW PROJECTS:

- Pool will open Friday, May 24, 2019
- Tree removal should be completed end of month

COMPLETED PROJECTS:

- Sprinkler system up & running
- All SBHOA sprinklers independent from the Chateau's meter
- Tree pruning

Ms. Miller updated on the pool leak, it has been located and anticipating it to be repaired in time for opening day, May 24, 2019. If any delays, Ms. Miller will notify owners.

Treasurer's Report: Mr. Weber provided the April 2019 Financial reports. Mr. Weber reported the financials are still in good standing with a \$60K YTD cash flow. Mr. Weber noted the Storm Sewer account is over budget (\$4K) due to rate increase along with an \$8K year-end over budget. Mr. Branish opened the investment account with Bank of Colorado which will reflect on May's financials. The accounts in arrears were reviewed, payment continues to be received from one account in arrears per a verbal payment agreement. A **motion (Schneider/Kappus)** to accept the April financials reports passed unanimously with no opposition. Mr. Kiner suggested budgeting for an additional maintenance crew member or two.

Architectural Review Committee: Mr. Kiner included a list of owners' requests that were approved by email, since the committee did not have a meeting this month. The Grounds Committee has been working on a project for the whole community (common area and homeowners' grounds) to make recommendations for any issues that need to be addressed. Mr. Kiner has received complaints on two separate units. Mr. Kiner will be notifying both owners to resolve these concerns or a fine will be assessed.

Mr. Trout proposed to the Board a revision for Rule 6 as follows in italics: **Wildlife: The feeding of all wildlife is prohibited in the Community, except for hummingbird feeders.** The owners will be notified per Section 7.15 of the Declarations. A **motion (Schneider/Kiner)** to accept a proposed change to the Wildlife Rule allowing hummingbird feeders at the next board meeting and serve notice to the homeowners passed with no further discussion.

Communications Committee: Ms. Schneider mentioned the committee met this past Monday to discuss the board meeting communication/notices through the methods of newsletter, email and the website. The members include Ms. Schneider, Chairman, Mr. Winski, Ms. Walker, Ms. Richardson and Ms. Kochenberger. The website needs restructuring or explore the option of another website host. Any articles for the July/August newsletter should be submitted by June 28, 2019.

New Business: Mr. Kiner mentioned ARC will be notifying owners in June if any garage door issues/appearances need to be addressed and the obligation to comply.

Adjournment: At 7:07 p.m., there being no further business, a **motion (Schneider/Kiner)** to adjourn until Wednesday, June 26, 2019 passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary