

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
June 24, 2020

Amended by the Board – July 22, 2020

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

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

Homeowners Present: Christine Walker (Unit 344), Bill Taylor (Unit 11), Sharon Kassaroff (Unit 212), Trina Shanks (Unit 311), Mark & Nancy Winski (Unit 428), Terri Bunker (Unit 452), Dorothy Davis (Unit 504), Vincent DiBiase (Unit 380), Mary Ann Harper (Unit 340), Richard Schoenmaker (Unit 31), Jerry Gordon & Laura Goff (Unit 323), Debbie Wolach (Unit 370) and John Vondras (Unit 436)

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

Homeowners Comments: Ms. Walker is curious how much of the HOA dues pay for recurring expenses and how much is used for long range projects. Mr. Trout mentioned he made a financial summary pie chart of the expenses for an annual meeting when he was Treasurer. Mr. Cowan responded in the annual budget one will see expenses and revenue; recurring expenses are salaries, operating expenses, maintaining trucks and amenities, utilities, and insurance. A residual cash flow of about \$250K from HOA dues is allocated to the infrastructure reserve items maintaining trees, sprinklers, and painting, etc. Additionally, a new capital reserve is now funded at \$3,667/month (\$44K/year) towards future items asphalt, vehicles, eventually remodeling clubhouse. Mr. Winski added as discussed in the LRP and Finance Committee meetings which items that HOA spends directly from dues that a normal homeowner would have to pay themselves like painting, insurance and water. Mr. DiBiase asked for the status of the hot tub. Mr. Cowan responded the blower has been replaced and hoping this will solve the issue. Mr. Winski expressed concern of the hot tub equipment being exposed and appears unfinished. Mr. DiBiase agrees the area is unsightly. Mr. Kappus is concerned of vandalism to the equipment. Mr. Cowan mentioned the City of Denver does not allow the equipment to be enclosed due to ventilation; but Mr. Lynch has a plan to install a proper cover for protection, which is not a current priority at this time and subject to budget.

Approval of the Minutes: Mr. Branish recommends revising the wording in the Treasurer's Report *prepaid insurance that will be refunded to our bank account by August 12th of this year to prepaid insurance that will increase our cash flow as a result of being a non cash item in the Profit and Loss Statement.* Mr. Weber suggested for the Addendum to keep the funding amounts consistent at \$240K. A **motion (Kappus/Weber)** to accept the May 20, 2020 Minutes as amended passed with no opposition.

President's Message: Mr. Trout mentioned since we are in a new phase with the pandemic, just a reminder this is the busiest time for our crew and to have patience for any projects.

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

ONGOING PROJECTS:

- Pond/Stream clean up (weather permits)
- Path steps behind Unit 403, should be completed next 2 weeks
- Sprinkler adjustment

COMPLETED PROJECTS:

- Tree Pruning/Removal
- Tree Spraying (in-house)
- Pond repair (near Unit 454)
- Crack Seal & Infrared Patching

NEW PROJECTS:

- Weed & Ground spraying starting next week
- Seal Coat to start July 13 & July 16 cul-de-sacs only

Oliver on vacation 07/15 – 07/30/2020

Treasurer's Report: Mr. Branish provided the May 2020 Financial reports. Mr. Branish reported finances are in favorable results except for the Utilities water account being over budget approximately (\$11K), infrastructure major items over/under budget due to timing of project. The balance sheet as of the end of May reflects consolidated reserve balances of \$288,564 of which \$248,015 is in bank checking or investments accounts, and another \$52,459 is in prepaid insurance that will increase our cash flow as a result of being a non cash item in the Profit and Loss Statement.

Finance Committee: Mr. Cowan provided the June 18, 2020 Expense Monitoring Meeting minutes. Mr. Cowan, Mr. Kappus and Mr. Lynch discussed finding \$3K in the budget to fund an asphalt consultant. Mr. Lynch suggested using the funds from the Overtime account. The Chateau revenue is over \$2K; Trees account under budget \$19K, a good position to have in case of any tree removal, replacement, or damages due to storms; Sewers are over budget for YTD, if any potential sewer line breaks occur in the year, the committee could rely on the Master Replanting \$15K budgeted funds; Major Pond Repairs continues to have a budget amount of \$10K, thus far no major problems are required this year, but plan to carry forward to 2021 for pond behind Unit 227. The Water account is over budget \$11K due to irrigation, filling ponds and homeowner consumption, this is unusually high compared to prior years. Mr. Kappus suggested lowering the fountains to avoid wasting water from evaporation and drift from windy conditions. Mr. Cowan also listed ways to conserve water if June's water readings are still having an impact: 1. Cut off streams (saves electricity and water) 2. Cut three days watering to two 3. Cut the time each zone runs. Mr. Trout will post a reminder in the newsletter for owners to check for leaky toilets.

Long Range Planning Committee: Mr. Weber provided June 23, 2020 preliminary LRP Meeting minutes. The committee's plan is to review the 30-year draft for any adjustments. Two items that could impact the plan is Painting and Paving. First, the painting schedule is in the second year of shifting from a 7-cycle to an 8-10-year cycle. This is the result of better preparation prior to painting and improved paint quality. Inspections will occur in early August and will include units that were deferred for painting in 2020 (and therefore scheduled for power washing and trim as needed) and those scheduled for 2021. The 2021 schedule will be published in the August minutes and available for any owner to appeal at the September meeting. Second, the paving subcommittee is in the process of hiring a construction engineer to help finalize a recommendation re: timing, and costs and to set forth a pavement maintenance plan. Finally, Mr. Weber received a landscape plan from the Grounds Committee subsequent to the LRP meeting and will forward to the LRP for review.

Architectural Review Committee: Mr. Kiner reported the committee approved (5-4) the request from Unit 212 for a deck extension of approximately twenty-four inches onto common area with no encroachment on the pathway, which requires a vote of the entire Membership. A **motion (Cowan/Letson)** to approve Unit 212's request for the approximately twenty-four inches

extension into common area and to submit the request to a mail vote of the entire Membership passed unopposed.

Safety Advisory Committee: Mr. Kiner recommended owners to consider reviewing and registering for the Smart911 app or website, www.smart911.com. This will enable 911 dispatchers to inform emergency personal your correct address, critical information, etc.

Insurance: Mr. Branish reported the Pinnacol Worker's Comp was renewed. Mr. Branish is planning for a July meeting with Moody Insurance to discuss August renewal and other policy options.

Social Committee: Ms. Bunker mentioned since it is challenging to have the normal clubhouse event this year due to the pandemic proposes an outdoor event with a musician at the tennis courts in September. Mr. Kiner is concerned of the liability. Ms. Santambrogio advised to consider the capacity. Mr. Trout with agreement from the board will reach out to the HOA attorney for guidelines before confirming to schedule.

Mr. Trout reported an owner's inquiry to have a patio event which could expand into the common area near her unit. The Association will not be host and follow City of Denver guidelines and Association rules. Mr. Klatskin indicated the neighbors should be notified prior to planning event. The board has no objection if the rules are followed.

Communications Committee: Any articles for the July/August newsletter should be submitted by June 26, 2020.

New Business:

a. Speed Bump: Mr. Trout reported the poll results with four objections and five with no objections of removing the speed bump near Unit 442 at the request from Mr. & Mrs. Kartsen. Mr. Cowan proposed moving the speed bump between Units 440 and 441. Mr. Kiner mentioned the bumps are hard on vehicles and the Stoney Brook truck, especially when snow plowing. Mr. Weber mentioned since there are no sidewalks along the streets, the speed bump gives a precaution for vehicles to slow down for pedestrians. Mr Letson said he thinks it should not be moved from its location at the bottom of the hill, which he considered an effective location. A **motion (Weber/Letson)** to not remove the speed bump from its current location passed with seven in favor and two opposed of the motion.

b. Garage doors closed. All unattended garage doors must be kept closed. Mr. Winski requested in May's meeting for the board to revise the rules to mandate garage doors to be closed while unattended for safety concerns. The board *declined to act* on this request.

Adjournment: At 8:06 p.m., there being no further business, a **motion (Kiner/Weber)** to adjourn until Wednesday, July 22, 2020 passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary