

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
June 26, 2019

Amended by the Board – July 24, 2019

Directors Present: Stan Trout, John Cowan, Jack Kiner, Craig Weber, Andy Klatskin and Ronald Branish

Directors Absent: Virginia Schneider, Kerry Santambrogio and Uli Kappus

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

Homeowners Present: Alice Frerman (Unit 13), Hedy Mantel (Unit 18), Mike Davis (Unit 17), Kay Ceilley (Unit 378), Bill Letson (Unit 460), Arnold Silverman (Unit 137), Donna Yocum (Unit 25), Evelyn Burke (Unit 44), Trina Shanks (Unit 311), Stacy Beakes & Carol Hamilton (Unit 462) and Marilyn Bowlds (Unit 347)

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

Homeowners Comments: Ms. Yocum inquired about the area SE corner of community (Union/Yosemite), where the railroad ties were removed and what will be replaced. Mr. Lynch assured the area will have a retaining wall 2 tier planter with multiple plants. Ms. Shanks suggested if Court 3 Committee submits a survey or a vote it should be labeled and done separately; in addition, let the Board of Directors make the final decision. Mr. Silverman spoke of his opposition of revising Rule 6. Mr. Davis had received legal advisement from an outside source that it is illegal for a board to assess for more than to make the repairs for something that is already here, this is in reference to Court 3. Mr. Davis bought into this community with a tennis court near his unit, not a putting green or bocce ball area. Mr. Davis wanted this information in the minutes and for the record, a potential lawsuit against the association if assessed more than the needed repairs for Court 3. Mr. Klatskin responded that the board should never be threatened by a homeowner. Ms. Mantel thanked the board for the time they put into this association. Ms. Mantel had a couple concerns of when the hot tub will be installed and the results of the Court 3 survey. Ms. Mantel stated that a majority of the people do not want a bocce ball court and why is the proposals include bocce ball court. Mr. Trout responded the Court 3 proposal options are al carte pricing and the final proposal will be sent to the board. Ms. Mantel suggested just finishing one project at a time i.e. hot tub installation. Mr. Cowan gave an update the hot tub will begin installation after the pool closes for the season and after final inspection (passed) from the City of Denver. Mr. Letson asked if any additional fees are anticipated of installing the hot tub. Mr. Cowan assured the contract is still current. Ms. Bowlds requested access locks be installed on Court 1 and Court 3 gate entrances. Mr. Lynch is planning to install code lock systems.

Approval of the Minutes: A motion (Weber/Kiner) to approve the May 22, 2019 Meeting Minutes passed with no opposition.

President's Remarks: Mr. Trout gave a reminder of the Shredding Event is this Saturday, June 29th beginning at 10a.m. Mr. Trout sent out kudos to the Social Committee for the Summer Event party and to Mr. Lynch for having the pool opened by Memorial Day and the corner of Union/Yosemite.

General Manager's Report: Mr. Lynch reported the projects below:

ONGOING PROJECTS:

- Xeriscape planting @ 4605 Yosemite, Union & Temple entrances

- Pond/Stream cleaning
- Painting Project should be completed end of July

ON HOLD PROJECT:

- Pool Fence & Columns will be completed once the hot tub is installed
- Hot tub installation on hold until pool closes on Labor Day

COMPLETED PROJECTS:

- Storm Damage Tree Pruning
- Tree Removal
- Tree pruning

Mr. Lynch is on vacation from July 17 – August 3, 2019.

Insurance Committee: Mr. Branish reported the negligence claim against our general liability is still proceeding. The Association's insurance renewal is August 13, 2019. Moody is actively searching for a carrier and should expect proposals in the next week or a modest increase in premiums.

Treasurer's Report: Mr. Weber provided the May 2019 Financial reports. Mr. Weber reported the income is ahead of budget due to the Chateau paying 2018 amenities into this calendar year. Mr. Weber noted the Maintenance Staff is running under budget (\$9K), but over budget (\$5K) for overtime. Pool Repair account is over budget (\$6K) due to three pool leak repairs. Storm Sewer rate increase along with an \$8K year-end over budget. Mr. Weber reported Reserve Accounts are running above budget for timing of invoices. Mr. Branish stated that the investment accounts mature on August 8, 2019 to assist in paying of the insurance premium. Mr. Cowan mentioned if a Colorado Insurance carrier is used for our coverage then no annual prepayment is due in August, only out of state carriers. The accounts in arrears were reviewed, payment continues to be received from one account in arrears per a verbal payment agreement. The board had no objection of the 2020 Budget timeline provided for review. Mr. Cowan proposes the account in arrears for the special assessment needs to be contacted for payment, the board has no objections. The Reserve Study was provided for the board to review. Mr. Weber suggested the study be posted on the website. A **motion (Weber/Cowan)** to acknowledge receipt of the Reserve Study passed with no opposition. A **motion (Cowan/Trout)** to accept the May financials reports passed unanimously with no opposition.

Architectural Review Committee: Mr. Kiner reported no meeting this month or requests. Grounds Committee is planning for the 2020 budget.

Chateau Committee: Mr. Cowan reported the Chateau's account is current and they have been updated on Court 3.

Court 3 Committee: Mr. Cowan praised the hard work and a great job Mr. Harper has been doing to communicate, provide information and meetings. Mr. Cowan suggested adding pickleball lines on Court 2 and rollaway nets for \$1500. A **motion (Cowan/Klatskin)** based pending Court 3 Committee support, to accept the recommendation of painting pickleball court lines and 2 rollaway nets in the amount of \$1,500. Mr. Kiner shared Mr. Kappus thoughts that the Court 3 should be considered to install a sprinkler system and soil/grass.

Communications Committee: Any articles for the July/August newsletter should be submitted by June 28, 2019. Ms. Miller met with Ms. Walker (member) to discuss options for an updated format or new format for our website.

Old Business: A **motion (Cowan/Kiner)** to accept the Board recommended revision of Rule 6 to include *except hummingbird feeders* passed with no objections, including two proxy votes in favor from Kerry Santambrogio and Virginia Schneider.

Adjournment: At 7:44 p.m., there being no further business, a **motion (Cowan/Kiner)** to adjourn until Wednesday, July 24, 2019 passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary