

**Stoney Brook Homeowners Association**  
**Minutes of the Meeting of the Board of Directors**  
**July 22, 2020**

Approved by the Board – August 26, 2020

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

**Others Present:** Angela Miller, Office Manager

**Others Absent:** Oliver Lynch, General Manager

**Homeowners Present:** Christine Walker (Unit 344), Trina Shanks (Unit 311), Vincent DiBiase (Unit 380), , Richard Schoenmaker (Unit 31), Jerry Gordon & Laura Goff (Unit 323), John Vondras (Unit 436), Allen Bowling (Unit 406), Evelyn Burke (Unit 44), Dolly Bunke (Unit 128), Lois Leder (Unit 21), Terri Kottal (Unit 108) and Bob Bulkley (Unit 416)

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

**Homeowners Comments:** Ms. Kottal requested if the board would revise our signage rule and consider not allowing political signs, flags, etc. to be posted due to a divisive election this year. Mr. Trout mentioned the HOA follows the City of Denver rules to allow political signs posted 90 days prior to election and must be removed 7 days after election and only posted within owners' property, not in the common area. Mr. Trout mentioned it is a process to revise rules and might be able to consider it. Mr. Cowan mentioned the Denver rules would override our rules. Ms. Kottal responded the HOA does not allow real estate signs, but Denver allows them. Mr. DiBiase has requested to have Units 380 and 381 be included on the directorial sign located at Verbena/Radcliffe entrance and to install speed limit signs on Verbena St. near his unit, since there are constant speeders. Mr. Kiner will remind the Signage Committee to include the requested units on the directorial signs.

**Approval of the Minutes:** Mr. Trout recommends revising the wording in the New Business section regarding garage doors from *the board opposed this request at this time to the board declined to act on this request*. A **motion (Kappus/Branish)** to accept the June 24, 2020 Minutes as amended passed with no opposition.

**President's Message:** Mr. Trout just wanted to pass along for us to respect each other's point of view during this strange pandemic and stay healthy.

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

ONGOING PROJECTS:

- Pond/Stream clean up (weather permits)
- Sprinkler repair & adjustment

COMPLETED PROJECTS:

- Streams behind Units 28 – 31 and Units 449 - 451
- Planting across from Unit 511
- Cul-de-sac Seal Coat
- Walkway & Steps behind Unit 403

Oliver on vacation 07/15 – 07/30/2020

**Treasurer's Report:** Mr. Branish provided the June 2020 Financial reports. Mr. Branish reported finances are in positive results except for the Utilities water account being over budget approximately (\$7K), infrastructure major items over/under budget due to timing of project. The painting has started this week, should be expecting an invoice in August.

Ms. Santambrogio asked if Denver Water ever come on site or figure out why the increase in our water bill? Mr. Cowan replied they were contacted in May and the billing is correct. Mr. Cowan also mentioned there could be conflicts of timing of meter readings, number of watering days during the month, experiencing high heat putting demands on water (keeping ponds filled) with no monsoon rains yet, some owners believe that the HOA has cut back on watering to save money (not true). Mr. Lynch has increased sprinkler use a bit to prevent brown grass spots. The balance sheet as of the end of June reflects consolidated reserve balances of \$304,434 of which \$278,638 is in bank checking or investments accounts, and another \$33,359 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. The accounts in arrears were reviewed.

**Finance Committee:** Mr. Cowan provided the July 15, 2020 meeting minutes. Mr. Cowan and the committee members reviewed the YTD comprehensive financials to recognize timing issues and adjust accordingly to reflect the forecasted year end results. The goal is to present the recommended 2021 budget and 5-year plan to the board by October's meeting. The LRP Committee has presented their first estimates. The painting budget numbers could change from what is currently in the 2021 budget, this will be determined once the units are evaluated in early August. Mr. Kappus is researching on how to get grey water to fill our ponds, other suggestions were grass alternatives and working with CSU Extensions in ways for water savings. As for Insurance expense, it was planned for a \$10K increase for 2021 it could possibly be a \$20K. Mr. Letson recommended Co-Op Property Insurance as an option to lower rates. The next Finance meeting will be held August 19, 2020.

**Long Range Planning Committee:** Mr. Weber announced the next LRP meeting will be August 10, 2020. Two key agendas:

- The painting inspections of the units (scheduled August 5th) will include units that were postponed for painting in 2020 and those scheduled for 2021. The schedule will be posted prior to the September Board meeting so that any homeowner appeals may be heard at that time. The final paint schedule will be recommended for the 2021 budget.
- The Paving sub-committee **will provide an update and possibly may** have a recommendation for the paving project by the next LRP meeting.

**Architectural Review Committee:** Mr. Kiner reported the committee approved 10 projects and 1 project was rejected. Mr. Kiner has scheduled a zoom meeting for ARC on July 30, 2020 at 7 p.m. to discuss decking colors. Unit 212 deck extension request was approved by majority of the membership.

**Insurance Committee:** Mr. Branish provided July 1, 2020 meeting minutes. Mr. Branish, Mr. Cowan, Mr. Trout and Mr. Beakes met with Moody Insurance to discuss renewal options. The committee has decided to stay with Moody through the next fiscal year. Mr. Branish reported Moody intends to solicit bids from 31 different companies in prospect to minimize premium increase.

**Communications Committee:** Any articles for the September/October newsletter should be submitted by August 28, 2020. The committee will be doing a section to highlight and familiarize the purpose of a committee or two in each newsletter.

**Old Business:** Mr. Trout proposes to move forward with the modification to rules regarding marijuana. Ms. Santambrogio mentioned the pool rule signage does not pertain to no smoking or alcohol use. Mr. Trout will review the signage to be more consistent.

**New Business:** Mr. Kiner mentioned it has been observed that owners and/or their guests have been consuming alcohol, smoking and have glass bottles in or around the pool/hot tub area which causes safety concerns. Mr. Kiner suggests the board revise the rules and enforce a policy for any such violation. The Board would prefer to review a written proposed rule before adopting it. After much discussion, the committee will recommend to Mr. Lynch any signs to be posted. The Board received an owners' appeal letter for the violating the use of the clubhouse during closure for any events. The Board agreed no fines or further action is needed. Ms. Santambrogio has resigned from the Board. Since a director vacancy became available, Bob Bulkley (Unit 416), the runner-up candidate in the Board election was recommended at this year's annual meeting. A **motion (Weber/Cowan)** to appoint Mr. Bulkley as the Board Director to fulfill Ms. Santambrogio's term passed with no opposition.

**Adjournment:** At 7:24 p.m., there being no further business, a **motion (Branish/Kiner)** to adjourn until Wednesday, August 26, 2020 passed unanimously.

Respectfully submitted,  
Angela Miller, Recording Secretary