

**Stoney Brook Homeowners Association**  
**Minutes of the Meeting of the Board of Directors**  
**August 26, 2020**

Approved by the Board – September 23, 2020

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

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

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

**Homeowners Present:** Trina Shanks (Unit 311), Vincent DiBiase (Unit 380), Jerry Gordon & Laura Goff (Unit 323), John Vondras (Unit 436), Dolly Bunke (Unit 128), Lois Leder (Unit 21), Hedy Mantel (Unit 18), Larry Harper (Unit 340) and Mark Winski (Unit 428)

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

**Homeowners Comments:** Ms. Shanks mentioned the color selection for decks and walkways according to Rule 10 is established by the Board. The ARC guidelines for the deck color should be natural to the wood or that match or compliment the siding, trim, roof, or exterior stone. Ms. Shanks request the Board to consider adding more colors that are acceptable for decks and walkways, for example, black for units that have black doors or shutters, gray for units that are painted gray and white, etc. these color options should give Stoney Brook a distinctive look, instead of cookie cutter community. Mr. Kiner mentioned ARC will give the suggestion to the Board to vote for additional colors. Ms. Mantel requested the pool to remain open past Labor Day. In addition, Ms. Mantel suggested the dead branches be identified now instead of waiting until fall when the leaves are gone. Mr. Cowan mentioned subject to the budget, Mr. Lynch has recommended to trim earlier than the planned three phased pruning cycle or research the cost of removing branches from the roofs throughout the community. Ms. Leder inquired when the hot tub cover will be repaired. Mr. Cowan informed the cover is repaired and will remain open for the season due to heavy traffic usage.

**Approval of the Minutes:** Mr. Bulkley recommends revising the July 22, 2020 (Homeowners Comments section) posting political signs from 90 days to 45 days per the CCIOA. Mr. Trout responded the HOA follows the Denver Ordinance which is 90 days. A **motion (Kiner/Weber)** to approve the July 22, 2020 Meeting Minutes and **motion (Cowan/Weber)** to approve the August 12, 2020 Special Meeting Minutes both passed with no opposition.

**President's Message:** Mr. Trout encourages people continue to be on their best behavior and patient to help get through these times.

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

ONGOING PROJECTS:

- Pond/Stream clean up (weather permits)
- In-house pruning

NEW PROJECTS:

- Ponds located NW area of community shut down to investigate leak ( Mr. Cowan updated on this issue: the leaks were found in the streams and the staff is working on them)

## COMPLETED PROJECTS:

- Pool, Temple, and Yosemite fences painted/stained
- Stream between Units 1-8
- Hot tub cover repaired & blower replacement

The Homestead Paint 2021 proposal and the Paint Recommendations schedule were available for the Board to review (3 Cedar and 33 Units for trim and power wash). The Board will postpone signing the proposal until September meeting in case of any appeals or any units that might need to be painted after being power washed. A **motion (Cowan/Weber)** to approve the proposed 2021 Paint Schedule passed with no objection. The schedule will be posted for Owner review. Any disagreements from Owners will be heard at the September 23, 2020 meeting either in person or in writing to the Board.

The Board agreed to leave the pool open past Labor Day, weather permitting.

**Treasurer's Report:** Mr. Branish provided the July 2020 Financial reports. Mr. Branish reported finances are in positive results. The operating expenses under budget for the YTD: Maintenance (\$15K) and Utilities (\$3K). Reserve expenses under budget due to timing of projects. The cash flow is \$55K. The balance sheet as of the end of July reflects consolidated reserve balances of \$302,759 of which \$296,746 is in bank checking or investments accounts, and another \$14,259 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 August 19, 2020 meeting minutes. Mr. Cowan reiterated the accounts being under budget is a timing issue and expects the cash flow to be less than the \$11K at year end. The HOA insurance with a 14.4% increase impacted the budget and possibly the Water account could be \$7K over budget. The minutes will be available on the website. Mr. Letson inquired if the Line of Credit for Insurance policy payment has been established. Mr. Branish mentioned the bank is in the process of getting it ready for the Board to review and approve.

**Long Range Planning Committee:** Mr. Weber provided the August 10, 2020 draft LRP meeting minutes. Three key agendas:

- The painting inspections and the recommendations.
- The number of adjustments to the 30-year plan line by line items.
- The Paving sub-committee should have a report and recommendation for the paving project by the September or October LRP meeting.

**Architectural Review Committee:** Mr. Kiner reported the committee approved 3 projects. Mr. Kiner mentioned the committee assessed paths and will provide a report. Mr. Kiner will be providing other options for deck coloring.

**Insurance Committee:** Mr. Branish recommends paying the 6 out of 7 Moody Insurance invoices totaling \$89K asap while waiting for payment options of the \$170K.

**Court 3 Committee:** Mr. Harper provided a report for the Board to review. Mr. Harper thanked the members: Betty Lehman, Don Oberndorf, Craig Weber, Evelyn Burke, Jack Kiner, John Cowan, Mark Winski and Mike Davis. The tennis courts are an amenity and an upgrade should be considered. The report consisted of the courts background, timeline, proposals, and costs. The full report will be an addendum to these minutes. Mr. Harper included a summary of both proposals from 2019, new quotes will be needed.

PROPOSAL > ACTIVITY	#1	#2
One Tennis court	X	
Two Tennis courts		X
Two Pickle Ball courts	X	X
Putting green	X	
Two Bocce Ball courts	X	X
Multi-Purpose	X	X
Simultaneous usage	24+	24+
Total cost with a 5% +	\$148,200	\$131,400

Mr. Cowan has suggested to install bocce ball courts that could be done in-house to improve the area until a decision is made. Mr. Kappus is very impressed with the committee's work, but currently is not in agreement to entertain these proposals since there are already two courts and the timing is not right due to the expected increase in expenses. A **motion (Letson/Cowan)** to accept gratitude from the committee's report with no opposition.

**Education Committee:** Ms. Santambrogio has resigned as Chairman of the Education Committee. Mr. Bulkley has volunteered to be Chairman. The Education meeting will be held October 7, 2020 at 6:30 p.m. via Zoom meeting for new and existing owners.

**Communications Committee:** Any articles for the September/October newsletter should be submitted by August 28, 2020.

**Old Business:** Amenities Guidelines and Rules Modification- Mr. Trout mentioned planning a time in March of each year to make certain all rules are set in place prior to opening up the amenities, coordinated rules that are posted and on the website, or if any adjustments are needed. Mr. Cowan suggested permanent signage on the gates. Mr. Cowan would like the rules to state No kids under 12 years of age should be unaccompanied at the pool and hot tub. A child under the age of 5 is not allowed in the hot tub even if accompanied by an adult.

**New Business:** A **motion (Weber/Cowan)** to adopt the revised Banking Resolution 2020.08.001 presented passed with no objections.

**Adjournment:** At 8:20 p.m., there being no further business, a **motion (Cowan/Kiner)** to adjourn until Wednesday, September 23, 2020 passed unanimously.

Respectfully submitted,  
Angela Miller, Recording Secretary

## ADDENDUM TO THE AUGUST 26, 2020 MINUTES

### Stoney Brook Court #3

#### Background related to Stoney Brook tennis court #3:

Court 3 built before 1976 when SB was a tennis club  
Tennis courts 1 & 2 are new as of 2010, (cost of \$92,000), court 3 not touched  
An enhancement/redo of court 3 was added to the Stoney Brook long range plan in 2016  
Spring 2018 – Stoney Brook survey inquiring on future court 3 usage  
October 2018 – SB Board requested the community organize a ‘Court 3 committee’

November 2018 – Nine SB residents volunteered, started meeting and looking at options and making multiple site visits

February 2019 – Two SB Information meetings – response - “seek more bids and bring us more options”

#### March-May 2019

- Discovered significant upheaving in court 3 asphalt after heavy snow
- Pulled back turf and cut a 2.5 sq. ft. hole in asphalt to reveal the problems
- Existing turf and asphalt will need to be removed prior to investing in renovations
- Received 3 quotes for removal of turf, 6” asphalt & refill with 6” of road base
- The committee received three quotes for various court 3 activities

June – July 2019 – Two SB information meetings, plus multiple communications via email. A straw vote was taken during these meetings and via email.

August 2019 – Two temporary Pickle Ball courts were painted on court #1 and two portable PB nets purchased. This was at a cost of \$1,600 to determine PB usage in SB.

May 2020 – The Court 3 committee met and voted on two proposals to submit to the board. These two proposals also received largest number of votes from those attending previous meetings and replies via email communication.

#### Court 3 committee’s responsibility since fall 2018:

Present to the board a plan for the refurbishing of Court #3. Moving forward the committee will assist in acquiring new quotes. The original board request completed.

The Committee defined the following goals for the proposal:

- provide popular recreational activities for residents to comfortably gather and socialize
- maximize participation
- have an aesthetically appealing & maintenance free facility that is cost conscious
- minimize any noise and continue to provide for tennis
- add amenities for today and future homeowners

Our entire community recognizes that doing nothing to Court 3 is not an option. Refurbishment of the synthetic grass on Court 3 is expensive and does not meet the Committee goals referenced above.

SB Board's responsibility:

- Determine the project timeline
- select a proposal
- determine means of funding

Accept one of the two proposals below and move forward on a timeline the board approves. Or reject all or part of a proposal and request the committee to seek new bids with specifics. The costs of both proposals are from spring and summer of 2019. New quotes will be needed.

Proposal #1 is the committee's first choice. Proposal #2 is our second choice.

Proposal #1 -

Maintain court #2 as a tennis court

*New for court #3:*

- Remove existing turf and asphalt, replace with road base crush fine
- 3000 sq. foot professionally installed putting green with nine holes
- Spectator/waiting/ multi-purpose area with tables, benches, umbrellas
- Two Bocce Ball courts

*New for court #1:*

- Two certified Pickleball Courts on current court #1

Simultaneous usage capacity – 24\* + spectators/social area/ multi-purpose area

\*Four Tennis, eight Pickleball players, eight Bocce Ball players, *four+* golfers

Cost - \$148,200

Proposal #2 –

Maintain court #2 as a tennis court

*New for Court #3:* New tennis court

*New for court #1:*

- Two certified Pickleball Courts on north side of court #1
- Two Bocce Ball Courts on south side of court #1
- Spectator/waiting area with chairs/tables on south end

Simultaneous usage capacity – 24\* + spectators/social area for waiting play \*eight Tennis, eight Pickleball players, eight for Bocce Ball

Cost - \$131,400

PROPOSAL >	<u>#1</u>	<u>#2</u>
<u>ACTIVITY</u>		
One Tennis court	X	
Two Tennis courts		X
Two Pickle Ball courts	X	X
Putting green	X	
Two Bocce Ball courts	X	X
Multi-Purpose	X	X
Simultaneous usage	24+	24+
Total cost with a 5% +	\$148,200	\$131,400