

**Stoney Brook Homeowners Association  
Minutes of the Meeting of the Board of Directors  
September 25, 2019**

Approved by the Board – October 23, 2019

**Directors Present:** Stan Trout, John Cowan, Jack Kiner, Craig Weber, Andy Klatskin, Virginia Schneider, Ronald Branish and Uli Kappus

**Director Absent:** Kerry Santambrogio

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

**Homeowners Present:** Kay Ceilley (Unit 378), Evelyn Burke (Unit 44), Trina Shanks (Unit 311), Donna Yocum (Unit 25), Lucille Zwanzig (Unit 456) and Beth Apthorp (Unit 23)

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

**Approval of the Minutes:** A motion (**Kappus/Schneider**) to approve the August 28, 2019 Meeting Minutes as written passed with no opposition.

**President's Remarks:** Mr. Trout offered kudos to Ms. Santambrogio for a well-attended Education Meeting. The Denver Water main replacement project is moving along. The new website is currently active.

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

ONGOING PROJECTS:

- Pond/Stream cleaning (chemicals being used 3x this month)
- Hot Tub to be completed end of October
- Pool fence to be completed middle of October

COMPLETED PROJECTS:

- Master Planting @ YOS/Union corner (\$6K over budget)
- The walkway from Unit 445 to Unit 430
- A passed inspection for the hot tub electrical and gas lines

The hot tub deck installation to begin this weekend. Mr. Lynch mentioned the A/C and furnace located in the lower level clubhouse need to be replaced and recommends the \$11K proposal from Plumblines Services. A motion (**Cowan/Schneider**) to approve the \$11,102 net proposal to replace the A/C and furnace units passed unanimously. The recommended 2020 Paint list had no owner appeals. Mr. Cowan suggested the owners' window/units trim, if needed in the interim of the paint cycle schedule, should be owners' expense.

**Treasurer's Report:** Mr. Branish provided the August 2019 Financial reports. Mr. Branish reported the income is over budget (\$4K) primarily due to Comcast along with interest on our investments. Mr. Branish noted the Operating Expense status over budget (\$5K). Mr. Branish reported Reserve expenses are running under budget (\$23K) for timing of projects. Mr. Branish reported \$280K in cash account. The accounts in arrears were reviewed; the board agreed to revoke the access card and add late fees to the owner that has yet to pay the spa assessment. A motion (**Schneider/Cowan**) to accept the August financials reports passed unanimously with no opposition.

**Long Range Planning Committee:** Mr. Weber reported the sub-committee is researching options to determine the life span of the streets by receiving proposals for community

pavement/core testing at a cost of approximately \$13K. Mr. Weber shared a CSU report on treatment options to protect our community's Ash trees from the ash-borer, one option is insecticide spray in-house approximately \$4K a year.

**Finance Committee:** Mr. Cowan provided August 13, 2019 meeting minutes. The 2020 Budget could see a \$40-\$45 increase for HOA dues mostly based on labor increase and painting expenses. A sub-committee has been created to review/research current financials to determine if any savings can be realized. Mr. Lynch expressed the current labor has allowed us to get caught up on projects that have been delayed and the budget should reflect 9 crew members for 2020.

**Spa Committee:** Mr. Lynch mentioned the spa equipment should only be enclosed with a structure that allows ventilation.

**Insurance Committee:** Mr. Branish reported no resolution on the tree limb claim. The Master Policy is currently in review by the agent, once approved it will be posted on the website.

**Architectural Review Committee:** Mr. Kiner mentioned one request was approved for Unit 357. Currently there are seven open applications for review. The ARC meeting scheduled for October is canceled due to the Jewish Holiday.

**Education Committee:** Mr. Trout reported for Ms. Santambrogio absence, the Education Meeting (New Owners) was held on September 17, 2019 with nine new owners in attendance from seven units.

**Communications Committee:** Ms. Schneider announced the new website is functioning and sign-in/password information will need to be updated for access. The previous website is no longer available.

**New Business:** The board discussed a parking permission request to park in a designated spot at the end of unit's driveway or parking pad. A **motion (Cowan/Kiner)** to respectfully decline the parking request due to the parking rule currently in place passed with one opposition, Ms. Schneider.

**Adjournment:** At 7:49 p.m., there being no further business, a **motion (Klatskin/Cowan)** to adjourn until Wednesday, October 23, 2019 passed unanimously.

Respectfully submitted,  
Angela Miller, Recording Secretary