

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
October 23, 2019

Approved by the Board – November 20, 2019

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

Others Present: Angela Miller, Office Manager

Other Absent: Oliver Lynch, General Manager

Homeowners Present: Trina Shanks (Unit 311), Donna Yocum (Unit 25) and Robert Bulkley (Unit 416)

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

Homeowners Comments: Mr. Bulkley thanked Mr. Cowan and Mr. Weber. Mr. Bulkley suggested skipping a year on major projects to eliminate the proposed dues increase. Ms. Shanks agrees with the proposed dues increase to avoid having a negative cash flow.

Approval of the Minutes: A **motion (Kappus/Kiner)** to approve the September 25, 2019 Meeting Minutes as written passed with no opposition.

President's Remarks: Mr. Trout encouraged owners to review the proposed budget and not to hesitate to ask any questions. Three board directors' terms are ending, submit your board application if considering running for the board.

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

ONGOING PROJECTS:

- Leaf clean up
- Winter pruning
- Hot tub to be completed end of October
- Pool fence & Columns to be completed end of October

COMPLETED PROJECTS:

- Sprinkler blowout
- Winter aeration & fertilizer

Mr. Weber commended our crew for disconnecting water hoses of units that were unoccupied before the last freeze to avoid any type of damage.

Treasurer's Report: Mr. Branish provided the September 2019 Financial reports. Mr. Branish reported close to budget apart from four expenses: Maintenance Salaries (\$4K), Ponds & Streams (\$4K), Common Water (\$10K) and Master Planting (\$6K) over budget for the month. The accounts in arrears were reviewed. A **motion (Schneider/Weber)** to accept the September financials reports passed unanimously with no opposition.

Finance Committee: Mr. Cowan provided final minutes from the October 11, 2019 meeting. Mr. Cowan also provided the proposed 2020 Operational and Reserve Fund budget, 5-year plan and Notice of Board Meetings to Consider the Budget letter to send to the Homeowners. A **motion (Schneider/Weber)** to approve the distribution of the proposed 2020 budget and letter to the Homeowners passed with one opposition, Mr. Kiner. Mr. Kiner believes the dues are too

high, especially for members that could have fixed incomes. Mr. Kappus suggested exploring a dues increase of \$25/month versus the proposed \$35/month. Ms. Santambrogio discussed if the dues continue to increase this will have an impact of the resale of Terrace units.

Spa Committee: Mr. Cowan reported the spa is basically complete, the final inspection is scheduled for Tuesday, weather permitting.

Insurance Committee: Mr. Branish reported the Master Policy is posted on the website and no further action on the tree limb claim.

Architectural Review Committee: Mr. Kiner mentioned three requests were approved and one application was denied and will be resubmitting a new plan for review.

Communications Committee: Ms. Schneider announced the new website is up and running. Any articles for the November/December Newsletter should be submitted by October 25, 2019.

Old Business: Ms. Santambrogio requested new “No Right Turn Arrow” signage at the exit of Unit 1 & Unit 44; safety is a concern because the current signs are not being followed on this One-way street. Mr. Kiner will discuss this issue with Mr. Lynch, along with other signage questions, under new business.

New Business: Mr. Trout provided the 2020 Altitude Law legal service renewal (no change in fee) for review. A **motion (Schneider/Santambrogio)** to approve the Altitude Law contract passed with no opposition. The Holiday Fund letter for the maintenance staff was included for review, Mr. Cowan will make some revisions. The Conflict of Interest (Rule 22) was reviewed. A **motion (Cowan/Kappus)** to approve the Conflict of Interest rule for two more years passed with no opposition. Mr. Kiner requested No Solicitors signage be installed at all community entrances.

Adjournment: At 7:58 p.m., there being no further business, a **motion (Santambrogio/Schneider)** to adjourn until Wednesday, November 20, 2019 passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary