

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
September 28, 2022
Stoney Brook Clubhouse and via Zoom

Approved by the Board - October 26, 2022

Directors Present: Bob Bulkley, Evelyn Burke, Debbie Wolach, Craig Weber, Andy Klatskin, Hal Fireman, Jack Kiner, Laura Goff, and Stanley Trout (via Zoom)

Others Present: Angela Miller, General Manager

Homeowners Present: Dolly Bunke (Unit 128), Mike Meisinger (Unit 326), and Jerry Gordon (Unit 323) in person; and those attending via Zoom were: Bill Taylor (Unit 11), Ellen Epstein (Unit 393), Linda Watson (Unit 132), Susan Schaecher (Unit 30), EJ Karsten (Unit 442), and Stacy Beakes (Unit 462).

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

Homeowners Comments: Ms. Bunke suggested recruiting younger people to serve on the Board. The Board members responded by recommending that residents who want to serve, first volunteer on a committee before taking the role of a Board director.

Ms. Epstein pointed out an error regarding the political sign placement in Mr. Bulkley's message in the last newsletter and asked that this be corrected promptly to conform with existing law given the upcoming elections. Mr. Bulkley will send out a notice of correction.

Mr. Trout mentioned the City of Denver Trash/Solid waste services will begin assessing a monthly fee to residents for trash services beginning on January 1, 2023 and that this charge is paid directly to Denver and is in addition to HOA monthly dues; for further information please contact City of Denver by dialing 311 or their website www.denvergov.org.

Approval of the Minutes: Ms. Burke suggested the following revision to the Clubhouse Reservation Rules published in the draft minutes, as follows:

- 7.1 section: *Rentals for events involving non- Stoney Brook members are limited to 55 persons.*
- 9.1 section: *remove the repetitive \$125 cleaning fee sentence*
- 9.1 section: *In addition, all parties involving non-Stoney Brook guests, a non-refundable \$100 usage fee will apply. There is no usage fee for gatherings of all Stoney Brook/Chateau members.*

A motion (Klatskin/Fireman) to approve the August 24, 2022 with the amendment proposed by Ms. Burke, passed with no opposition.

President's Message: Mr. Bulkley thanked the Social Committee for the Fall Frenzy event.

Mr. Bulkley advised residents to be aware and careful of email/text scams.

Mr. Bulkley and Mr. Kiner will be meeting with Moody's loss control agent to determine if units that have two or more steps at their entrance should be required to install a handrail.

The 2023 Draft Budget will be presented at the October Board meeting. Mr. Bulkley thanked the Finance and LRP Committees.

He announced that Bill Letson has resigned from the Board., and per the By Laws he recommends that Stan Trout be appointed to serve Mr. Letson's remaining term as a member of the Board.

A motion (Weber/Burke) to accept Mr. Trout to fill the vacancy left by the resignation of Mr. Letson for the remainder of his term passed with no opposition.

General Manager's Report: Ms. Miller provided the following report:

ONGOING PROJECTS:

- In-house trimming and pruning
- Pond Treatment and Stream cleaning
- Weeding out planters
- Equipment preventative maintenance
- Paint Units – completed 5 buildings; will be starting on Units 505-507 this week
- Yosemite Fence – staining (street side)
- Crew cleaning shed/dumpster area
- Installing grummets/ties for tennis net wall

NEW PROJECTS:

- Next Phase: Yosemite/Temple corner monument sign install base
- Pool Closure – September 25
- Sprinkler blowout and fall aeration (October)

COMPLETED PROJECTS:

- Sod/grass seed in common areas

The recommended 2023 Paint schedule was provided (15 Cedar and 18 Masonite) for the Board to review. A **motion (Wolach/Weber)** to approve the proposed 2023 Paint schedule passed with no opposition. The schedule will be posted for Owner review. Any disagreements from Owners will be heard at the October 26, 2022 meeting either in person or in writing to the Board.

Long-Range Planning Committee: Mr. Weber reported the installation of stone pillars for the Yosemite fence has been pushed back and budgeted in the amount of \$100K. The Tennis Court 3 improvements have been budgeted in the amount of \$100K, the type of court to be installed may be determined from the response of the sub-committee and the pickleball reservation demand. Mr. Fireman mentioned the Verbena fence will need to be surveyed to determine if the existing fence belongs to Stoney Brook or the neighboring community. Mr. Weber mentioned installing a couple of temporary Bocce ball courts to see if there is an interest. Ms. Burke mentioned Mr. Karsten has a procedure to install temporary pickleball court lines on Court 2 (the Board will address for next Spring) which will provide more PB courts to eliminate any reservation conflicts; the Tennis players will be consulted if this takes place.

Treasurer/Finance Committee Report: Mr. Fireman provided and discussed the August 2022 financial reports. Mr. Fireman reported it was a tight month due to the HOA Insurance renewal payment. Mr. Fireman stated that Xcel Energy rates will be increasing in October for the residential accounts. The clubhouse has energy efficient thermostats which manage to keep costs

lower during peak usage. Mr. Fireman is anticipating a significant dues increase for 2023 to cover our ever-increasing costs of operations. Mr. Beakes mentioned that property insurance premium costs and increases are out of our control due in part to the dramatic increases in the cost of materials and construction labor. The insurance industry relies to an extent on investment income, so when the market is healthy/strong the insurance companies use that as a buffer against rate increases. The global economy and catastrophic losses impact the rates. Mr. Fireman inquired if a 22% increase seem like a good amount to use for the 2023 budget for insurance rates. Mr. Beakes responded this amount is probably a reasonable expectation. Mr. Fireman mentioned the Committee is constantly trying to find ways to reduce HOA expenses. As an example, they are considering stocking the ponds with fish (Koi) to reduce algae which in turn will reduce the use of algaecide for pond maintenance, as last year we spent about \$16,000.00 on algaecide; and renting an ATV to assist in snow removal. The balance sheet as of the end of August reflects consolidated reserve balances of \$622,398 of which \$278,160 is in bank checking or investment accounts, and another \$358,607 is allocated to prepaid insurance.

Architectural Review Committee: Ms. Wolach reported the following ARC approvals in August.

- Unit 336 replaced patio door.

Ms. Wolach thanked the ad-hoc Pickleball Committee (Ms. Burke, Ms. Goff, Mr. Harper, and Mr. Karsten).

The PB Committee met this afternoon and provided the proposed Pickleball reservation guidelines.

PICKLEBALL – PROPOSED GUIDELINES

The Pickleball committee goal is to establish equal access for all residents of Stoney Brook to use the Pickleball courts.

As we thought about this, we decided to prioritize the community's needs as a whole.

We considered usage and access to design a system that would allow all to participate.

Based on an analysis of reservations, prime time and defined as the hours during the spring, summer, and fall that are most in demand.

- 8am to 10am and 10am to 12pm are most requested regardless of season.
- 4pm to 6pm and 5pm to 8pm are the second most requested spots.
- The evening slots have differing times based on the seasons as sunset changes.

PROPOSED GUIDELINES

1. *Create a rolling reservation system that would allow for reservations seven days in advance.*
2. *A single resident can reserve a court for a maximum of two times per week.*
3. *Each reservation is for a maximum of two hours of play.*
4. *If you made a reservation you must cancel within 24 hours in advance.*
5. *A unit owner must be present for the entirety of a reservation.*

OPEN PLAY

We would like to institute open play two times a week. One time a week would be on Monday evenings for prime time play 4pm to 6pm and the

Second time would be on Thursday mornings for prime time play from 8am to 10am. Registering for these courts will be done by your skill level.

One court would be for beginner to intermediate, and the second court would be for intermediate to advanced. No sign-up would be required and it would not count against your two-hour reservation of prime-time play. In our research, this model has been shown to promote social interaction and will accommodate all level of players.

Mr. Bulkley stated the Board will need time to review the proposed guidelines before submitting them to the residents for comment.

Landscape Committee: Ms. Lederer provided the Committee's report on the following projects/activities:

- Met to look at and discuss the sites on the 2022/2023 Landscape Projects Management Schedule. Made note of potential small projects and major replanting priorities for 2024.
- Installed tall, flowering perennials between the landscape grasses along the Yosemite fence line. This project is now complete.
- Installed additional xeric perennials in the demonstration garden in the common area by Unit 454 and added plant tags to identify them.
- Removed and replaced the sod in the common area next to Unit 457 with spreading juniper groundcovers meant to discourage dogs from urinating there. Added shrubs and perennials appropriate for semi-shade. This project is complete.
- Installed groundcovers and landscape grasses on the Pond 407 island. Thank you to Lewis and Beryl Cohen (Unit 414) for donating many sedum plants from their garden. This project is complete.
- Divided and transplanted perennial daisies to the area inside the curve berm at Union and Yosemite and the bare area along the Verbena fence line across from Unit 329. Thank you to Jim and Dolly Bunke (Unit 128) for donating these plants from their garden.

Ms. Lederer mentioned the monument sign base has been installed.

Insurance Committee: Mr. Bulkley will provide an update on the handrail issue at the next meeting.

Social Committee: Mr. Meisinger reported the Fall Event was a success. An upcoming Girls Night Out is scheduled for October 12, 2022 from 4:00 pm to 6:00 pm. The Social Committee will be having a Holiday Food Drive and the Holiday Party is tentative for now, but the committee is looking at December 16th for the event.

Education Committee: The new owner information meeting will be held on October 12, 2022 at 6:15 p.m. with the assistance from Ms. Goff. This meeting is open to all residents to attend as well.

Clubhouse Committee: Ms. Burke provided rules as discussed on the September 28, 2022 meeting:

- **1.2** – A Member in good standing with the SBHOA or the Chateau at Stoney Brook Condominium Association will be able to apply for a reservation. The Member renting

the Clubhouse will be referred to herein as "Renter" or "Renting Member". No outside group or individual should be granted use of the clubhouse.

- **5.1** - No alcoholic beverages may be served or consumed in the pool and spa area. No glass containers are permitted on the concrete deck surrounding the pool. Pool, Spa, and Concrete Pool deck area are not included in clubhouse rentals. Pool, Spa, and concrete Pool deck area are not included in clubhouse rentals.
- **6.6** - Renter agrees that no sales or business transactions will be conducted in association with clubhouse rental. Clubhouse may not be used for political fundraising, political functions, and/or political meetings.
Clubhouse use for gatherings of Stoney Brook/Chateau members exclusively may include a nominal fee for events such as lectures and classes. The fee will be paid by Stoney Brook/Chateau attendees. Lectures presented by businesses or individuals with the potential of promoting future business transactions for the presenter will be allowed. Permission must first be obtained at the Stoney Brook office.
- **7.1** – The maximum occupancy for the SBHOA Clubhouse is 126 persons. One adult must be present for every eight (8) persons under the age of 16 to provide adequate supervision. Rentals for events involving non- Stoney Brook members are limited to 55 persons.
- **9.1** - Clean-up of the Clubhouse is the sole responsibility of the Renter. All of the above rentals will be required to make a deposit of \$300 to cover the cleaning and damage fee in the event the facility is not returned to pre-rental condition. If clean-up is unsatisfactory a minimum of \$125 (fee subject to change based on the cost of outside cleaning services) will be deducted from the \$300 deposit. In addition, all parties involving non-Stoney Brook guests, a non-refundable \$100 usage fee will apply. There is no usage fee for gatherings of all Stoney Brook/Chateau members. If a renter chooses not to perform the cleaning tasks, the renter may opt to voluntarily pay the cleaning fee. Renting Member shall:
 - * To the extent any portion of these Clubhouse Rules conflict with any other existing rules or policy of the Association, these rules shall control effective (Date TBD).

The office will provide a summary of the reservation/agreement form to be signed to confirm a reservation. A **motion (Weber/Wolach)** to accept the updated Clubhouse reservation rules in the above sections passed with no opposition.

Communications Committee: Any articles for the November/December newsletter should be submitted by October 28, 2022. Mr. Trout suggested if Ms. Bunke would like to do a write up to get younger residents involved in the community, we would be happy to include it in the next newsletter.

New Business:

Snow Removal Policy. Mr. Trout suggested adding the word “typically” to the following sentence...Plowing starts typically at 4:00 a.m. during the week and 7:00 a.m. on weekends.

: A **motion (Fireman/Klatskin)** to accept updating the snow removal policy to allow our crew to remove snow on weekends, with Mr. Trout’s amendment, passed with no opposition

Bank Resolution: a **motion (Fireman/Klatskin)** to adopt the Banking Resolution 2022.09.001 presented for Mr. Trout to be a new signer passed with no objections.

Adjournment: At 8:28 p.m., there being no further business, a **motion (Fireman/Trout)** to adjourn until Wednesday, October 26, 2022, passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary