

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
June 22, 2022
Stoney Brook Clubhouse and via Zoom

Approved by the Board - July 27, 2022

Directors Present: Bob Bulkley, Evelyn Burke, Debbie Wolach, Laura Goff, Craig Weber, Andy Klatskin, Hal Fireman, and Bill Letson

Directors Absent: Jack Kiner

Others Present: Angela Miller, General Manager

Homeowners Present: Katrina Shanks (Unit 311), Martha Lederer (Unit 451), Suzanne Johnson (Unit 107), Jan Melson (Unit 214), and Nancy Winski (Unit 428)

Call to Order: Mr. Bulkley called the meeting to order at 6:45p.m. with a quorum established.

Homeowners Comments: Mr. Klatskin mentioned he had a chance to see the booklet (pictures of Stoney Brook including pictures and autographs of the staff) that Ms. Santambrogio prepared as one of Mr. Lynch's retirement gifts together with a lovely, engraved decanter with glasses selected by Mr. Meisinger. These gifts were a beautiful tribute on behalf of the community, which Oliver appreciated. Thanks to Kerry, Mike for a great job.

Approval of the Minutes: A motion (Klatskin/Weber) to approve the May 18, 2022, Meeting Minutes as written passed with no opposition.

President's Message: Mr. Bulkley stated Ms. Miller has been in the GM position solo for a little over a week and just a reminder to residents please contact her directly not the maintenance crew or contractors if there are any issues, suggestions, or requests. If there are any problems with Ms. Miller contact Mr. Bulkley directly.

Mr. Bulkley provided an update on Pond 4; the pond is holding water and won't be inspected by the engineer until October/November when the sprinklers are turned off and the pond can be drained, to determine the next steps.

The Drinks on the Deck and the Pickleball 101 (42 attended on Tuesday and 14 attended on Saturday) were well received.

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

ONGOING PROJECTS:

- In-house Storm damage clean up
- In-house trimming and pruning
- Mowing & Edging/String Trim
- Common area - Tree spraying
- Pond Treatment
- Mulch in common areas
- Arbor Garden: Storm damage

- Arbor Garden: Pruning (per contract)
- Revised: Painting of Units – carpentry work will begin July 11th, weather permitting
- Sod and seeding installation
- Yosemite Fence – staining (community side)

UPCOMING PROJECTS:

- Pond 5 (behind Unit 308) – the crew noticed that the water level in the pond has dropped about 10-12”; the crew plans to top it off and shut off the streams to confirm if the two holes in the concrete south side of the pond are the source of a leak.

COMPLETED PROJECTS:

- Weed spraying
- Installation of rocks/plants near Unit 401
- Ranch fence repaired at Unit 369

Treasurer’s Report: Mr. Fireman provided and discussed the May 2022 financial reports. He cautioned that increases in costs due to rising inflation are noticeably affecting many of the HOA’s purchases. Mr. Fireman reported that certain operating expense items are over budget about 20% for May noticeably for the pool chemicals, fertilizer, and water usage mainly from back flushing and filling the pool and turning on the sprinklers for the season. Mr. Fireman encourages residents to check that all interior/exterior plumbing features are working correctly with no leaks/drips in order to prevent high water consumption. The Capital Reserve Fee account is increasing as predicted due to sales of Units. The balance sheet as of the end of May reflects consolidated reserve balances of \$642,818 of which \$545,860 is in bank checking or investment accounts, and another \$66,958 is allocated to prepaid insurance

Finance Committee: Mr. Fireman plans to have the Committee meet in the next couple of weeks to begin the 2023 Budget process. Mr. Letson asked if a Plan B is in place to control any increasing expenses. Mr. Fireman responded there has been discussion of possible options to consider in an effort to control increasing expenses. Mr. Fireman advised the Board of a potential leaf vacuum purchase which has been quoted currently between \$5K - \$6K. Mr. Fireman spoke about analyzing the cost of purchasing certain landscape equipment (aerators and compressor) versus renting that equipment each season. Even if the cost to purchase is justified, he mentioned his concern that the HOA has limited capacity to store additional equipment.

Long-Range Planning Committee: Mr. Weber reported the communication notice for Court 3 was sent to residents on June 13th for review and comment. Mr. Weber mentioned 20 responses have been received so far and plans on giving residents about 30 days to respond and then he will compile and publish a report. Mr. Weber did mention one consistent response so far is that no one wants to have a special assessment. Mr. and Mrs. Harper and Ms. Burke have been hosting the Pickleball 101 series to assess the community’s interest in Pickleball. Mr. Weber further reported that the LRP/Finance Committee members met in May with Brian Farley, Division President of Association Reserves, Inc. attending via Zoom. Mr. Farley was in charge of completion of our current Reserve Study. The Reserve Study is based on standard procedures which included an analysis of the projected cost of our infrastructure maintenance and reserve items against our total reserve fund balances. Mr. Weber disclosed there is interest among the Committee members to

utilize the software program supplied by Association Reserves to update and reallocate certain items that are now in our capital reserve list to determine if appropriate adjustments should be made for funding of the reserves. The Board was provided with a summary of the percentages of fully funded balances as of the beginning of the year: Association Reserve total per the reserve study 27.3%; Capital Reserve Funds 21.2% and Infrastructure maintenance or expense items 35.4%.

Architectural Review Committee: Ms. Wolach thanked the Paint Committee volunteers: Suzanne Johnson, Fabia Brentlinger, Stuart Loewenstein, and Ralph Hellman. Ms. Wolach displayed samples of the current and proposed exterior paint colors noting there is just a slight change in the composition tone. The current “wheat” color appears to have a gold tone in direct sunlight. She reported that currently there is no solution for the white painted units appearing distressed sooner than expected. A possible explanation for this problem is that there was an oil-based sealant placed on the cedar units in prior years. Ms. Wolach suggested continued monitoring of the cream color units which is a close variation to white but has longer paint life (10 years so far).

Ms. Wolach requested a decision by the Board to correct an inconsistency in the front door paint policies. The Board then discussed the differences between the “paint change letter” and the 2019 ARC Paint Policy.

A motion (Letson/Fireman) to accept the Board approved 2019 ARC Paint Policy as the procedure to determine a front door color choice, and to revise the paint letter to conform with the Policy, passed unanimously. Therefore,” the front door may be house color, trim color, black or white. If another color is desired the owner must go through the usual ARC process.” Further the paint letter is to be revised to conform to the Policy.

Ms. Wolach displayed a picture of a Trex type bench and suggested the Committee will research alternatives for possible replacement of the existing wooden HOA provided outdoor benches now located in the common area.

Landscape Committee: Ms. Lederer reported the following projects/activities:

1. Organized a group of volunteer homeowners, the *Community Gardeners*, to help beautify and maintain areas of the community
2. Planted annuals at the three entrances
3. Designed and planted the common area bed behind Unit 471 with low-maintenance perennials and groundcovers.
4. Planted the bare common area under the ponderosa pine next to Unit 401.
5. Removed weeds and debris from the terraces along Temple Drive and the corner of Yosemite & Union.
6. Transplanted shrubs and grasses to inside the berm at Yosemite & Union where overgrown junipers were removed – ongoing project
7. Consulted with the GM, arborist, and pest control specialist regarding the decline of spreading junipers on the hillside in front of Unit 411. It appears they have been damaged by voles, small rodents that eat juniper roots. The Committee will try to determine an appropriate remedy.

Mr. Fireman requested the Committee submit an estimate of the cost of any 2023 proposed projects to the Finance Committee for consideration as they prepare next year's budget.

Insurance Committee: Mr. Bulkley mentioned the August insurance policy renewal is in the bidding process. Mr. Beakes and the insurance committee will be reviewing the proposed renewal policies before submitting them for consideration by the Board.

Social Committee: Ms. Burke reported Girls Night Out is scheduled for July 12, 2022, from 4:30 to 6:30 and confirmed the Food Truck event with activities will be on July 21, 2022, from 5:00 pm to 7:00 pm.

Clubhouse Committee: Ms. Burke provided the proposed revisions of the Clubhouse Rules Reservation form for the Board to review.

As background information, she mentioned there is currently an \$80 usage fee for events at the Clubhouse for 20 or more guests. Ms. Burke provided a summary of the 25 reservations this past year:

- 8 paid the \$80 usage fee totaling \$640
- 16 reported less than 20 guests and paid no fee (14 of the 16 reported 15-19 guests)
- 1 indicated a "?" for number of guests

Ms. Burke continued by stating using the provided reservation numbers, the current proposal of a \$100 usage for all rentals hosting non-Stoney Brook guests would yield \$2400 as opposed to the \$640. Mr. Weber and Mr. Letson questioned why a usage fee is even implemented. Mr. Bulkley responded the fee was implemented to help cover wear and tear. Ms. Burke mentioned for any Stoney Brook resident only events there is no usage fee, but once you start entertaining non-Stoney Brook renters/guests it's seen as a different situation where a usage fee should be effective.

The Board had a lengthy discussion of the proposed revisions with no approval at this time. The Board did discuss and approve an end-of-life educational seminar requested by Mark and Nancy Winski as a one-time event until the revised clubhouse rules can be verified.

Communications Committee: Any articles for the July/August newsletter should be submitted by June 24, 2022. Ms. Wolach reported she met with our website platform customer manager along with Mr. DiBiase, Mr. Trout and Ms. Miller to discuss the issues / problems with navigating the website and they requested Vinteum, our website provider, do a video tutorial for our residents. The video was reviewed, and it was decided the tutorial was too fast for our residents to grasp any information. Ms. Wolach and Mr. DiBiase plan to do short educational videos for each section of the website, with a goal to make navigation easier for our residents.

Old Business: Pool Furniture: Ms. Goff submitted for Board review, the PatioContract proposal for Sixty-Three (63) pieces of Telescope Casual manufactured pool furniture, including the manufacturer warranties, and the fabric type with two different color options. The Board was advised that if this proposal is timely accepted delivery of the furniture is expected in February. Ms. Goff thanked Ms. Brentlinger for her expertise and obtaining a proposal under budget. Mr. Bulkley researched restoring our current furniture and the price is comparable to purchasing new furniture. A **motion (Weber/Wolach)** to accept the PatioContract in the amount of \$18,668 and allow the Committee to decide on the fabric color, passed with no opposition. Ms. Miller will

display the fabric and color options on the lower level of the clubhouse for the community to review.

New Business:

HB updates: Mr. Klatskin reported five bills have passed the State Legislature regarding HOA matters that will become effective on August 10, 2022. Mr. Bulkley spoke with our HOA attorney and for a \$395 fee they will update our documents and collection policy to comply with the new laws.

Pickleball Court Reservation Concerns: A resident reported to Ms. Wolach a concern about a resident reserving both pickleball courts but only using one while the other court was used for their guests which limits our residents using a court. The reservations are pretty much booked for the cooler times of the day, so reserving a court for non-resident usage shouldn't be allowed. Ms. Wolach also mentioned a totally different concern is that parking needs to be addressed especially when the clubhouse parking lot is full. It was noticed that at times, vehicles are parked adjacent to the curb near Unit 200's driveway which leaves no room for emergency vehicles.

Ms. Burke is still concerned about the current condition of the Terrace roads as a result of the Xcel Energy project. Mr. Fireman stated the final restoration process has yet to begin and if we are not satisfied once completed by the contractor, then he will work with Mr. Klatskin to file a claim letter with Xcel Energy.

Adjournment: At 9:10 p.m., there being no further business, a **motion (Klatskin/Weber)** to adjourn until Wednesday, July 27, 2022, passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary