

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
July 27, 2022
Stoney Brook Clubhouse and via Zoom

Approved by the Board - August 24, 2022

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

Directors Absent: Bill Letson

Others Present: Angela Miller, General Manager

Homeowners Present: Katrina Shanks (Unit 311), Martha Lederer (Unit 451), Lorri Stonbraker (Unit 449), Stan Trout (Unit 474), Larry Harper (Unit 340), J.D. Mayotte (Unit 344), Kay Ceilley, Mark and Nancy Winski (Unit 428), Kerry Santambrogio (Unit 8), Dolly Bunke (Unit 128), Jerry Gordon (Unit 323), Linda Watson (Unit 132), JoAnn Taylor (Unit 455), Nancy Cochran (Unit 463), and Bill Taylor (Unit 11)

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

Homeowners Comments: Ms. Epstein inquired who she should work with from the Association in promoting and hosting two educational seminars similar to the one held last month. Mr. Bulkley stated the clubhouse rules are in the process of being updated and at this time it is suggested to speak with Ms. Miller to schedule and she will pass along to the Board. Mr. DiBiase suggested we should continue with zoom meetings, but if a resident has a comment, then they should attend the meetings in person. Mr. Bulkley responded resident comments still can be presented via zoom since covid is still a concern.

Approval of the Minutes: A motion (Fireman/Burke) to approve the June 22, 2022, Meeting Minutes as written passed with no opposition.

President's Message: Mr. Bulkley introduced the Board: Andy Klatskin, Laura Goff, Evelyn Burke, Debbie Wolach, Jack Kiner, Hal Fireman, Craig Weber, and Bill Letson (absent). Mr. Bulkley thanked the Social Committee for sponsoring the Food Truck event, it was well received even in the 100-degree weather. The Board would like to place a memoriam section in the next newsletter and to send condolences to the family and friends of the following residents who recently passed away: Joyce Spritzer, Rita Alexander, Selmer Pederson, Kathy Kaufman, Lee Nicholl, and Charlene Engleberg.

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

ONGOING PROJECTS:

- In-house trimming and pruning
- Mowing & Edging/String Trim moving to every other week
- Pond Treatment
- Mulch in common areas
- Arbor Garden: Storm damage finishing up
- Arbor Garden: Pruning (per contract)

- Revised: Paint Units – on site completing Units 103-105
- Sod and seeding installation
- Yosemite Fence – staining (street side)

NEW PROJECTS:

- Proposing tree removals at Unit 401 (dead) & Unit 449 (soft roots/leaning)

COMPLETED PROJECTS:

- Weed spraying
- Fertilizer
- Repair water main leak across from Unit 209

Ms. Miller stated the current trash service has been missing pickups on a weekly basis and we are in the process of terminating the contract and researching other services.

Treasurer's Report: Mr. Fireman provided and discussed the June 2022 financial reports. Mr. Fireman reported \$322K in the operating funds and \$246K in the capital reserve account. Mr. Fireman has mentioned throughout the year that inflation is having an impact on expenses. Mr. Fireman reported from the utilities account: 58% increase in common water due to rates and a few leaks which have been repaired by the crew and the sprinkler system is on schedule as required; the pool gas heater increased by 16%; the common area lamp posts and pumps increased by 13%. Mr. Fireman reported the following equipment is in need to be replaced in the upcoming months: a leaf vacuum and the possibility of a snowplow (if the backordered solenoids doesn't arrive in the next few months). The contribution of the Capital Reserve could have a decline due to the economy of home sales. The balance sheet as of the end of June reflects consolidated reserve balances of \$614,061 of which \$568,697 is in bank checking or investment accounts, and another \$42,751 is allocated to prepaid insurance

Finance Committee: Mr. Fireman stated the 2023 Budget process will begin this week. Mr. Fireman has been working with Ms. Miller and Mr. Dominguez (Saul) for any cost saving options. Mr. Fireman thanked Mr. Wolach modifying the layout of the profit/loss report. Mr. Wolach and Mr. Loewenstein will be revising balance sheet layout and a cash flow statement.

Long-Range Planning Committee: Mr. Weber reported the communication notice for Court 3 was sent to residents and has included the 23 responses in the Board packet. Mr. Weber will be asking Mr. Harper and Ms. Burke to share their perspective on the pickleball demand, since they have been running workshops, etc. as to whether we need more than one pickleball court. Mr. Weber will be proposing at the next LRP meeting to get moving on any Court 3 recommendations. Court 3 is a Capital Reserve item and if the majority is in favor of moving the project ahead of schedule, then this could delay other projects, various variables will be considered as well. Mr. Weber briefly mentioned to anticipate cost increases across the board for example Homestead Paint has a 10% increase in their proposal.

Architectural Review Committee: Ms. Wolach reported the following 3 requests were approved: Unit 397 – along the front of their unit new edging and a small retaining wall were installed; Unit 126 – remove a tree located in the back deck of unit at owner's expense and install a new awning; Unit 441 – front door was approved to paint a dark turquoise. The ARC

committee recommends adjusting the exterior paint color to the Board. A **motion (Wolach/Kiner)** to accept the ARC committee recommendation of adjusting the exterior paint colors beginning next year's paint cycle passed with no opposition.

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

1. The committee is on a hiatus with any plantings due to the heat with the plan to resume in September.
2. Porfie has been working on Tuesdays doing plant maintenance throughout the community.
3. Japanese beetles have resurfaced; Ms. Lederer will submit a newsletter of how to address them.
4. The committee has consulted with owners regarding landscape requests, common area concerns, and plant maintenance questions.

Insurance Committee: Mr. Bulkley mentioned the insurance policy renewal is still in bidding process. Mr. Beakes and the insurance committee will be reviewing the proposed renewal policies before submitting them for consideration by the Board. The Board will have a special meeting on August 10, 2022, to approve a proposed policy prior to deadline August 13, 2022.

Social Committee: Ms. Burke reported the Food Truck was a success and wanted to thank Mike Meisinger for his expertise by reserving the food truck (deposit \$200) and designing the flyers. The Food Truck contract required \$700 in sales the total collected was approximately \$1800; therefore, no additional funds were needed from the Social Committee account. The Fall Event is scheduled for September 10, 2022, and a DJ has been lined up for the occasion.

Clubhouse Committee: Ms. Burke provided the proposed revisions of the Clubhouse Rules Reservation form for the Board to review at the July Board meeting. Ms. Burke stated the Board feedback was noted and may seek council advisory on certain topics before presenting the updated revisions to the Board.

Communications Committee: Any articles for the September/October newsletter should be submitted by August 26, 2022. Mr. Trout mentioned Ms. Kochenberger is behind the expertise in capturing our interest for each spotlight feature and will notify her to see if she can provide an in-memoriam article to post in the next newsletter.

Mr. DiBiase stated our current website uses a hard coded platform which we do not have the ability to make our own design. Mr. DiBiase provided four website developer pricing and options with a goal to make navigation easier for our residents. Mr. DiBiase, Ms. Wolach and Mr. Trout recommends designing/building our own website The proposed option will give us the ability to have the layout per our objectives, reduce time and yearly cost. Mr. DiBiase will send the recommended contract for review.

Old Business:

Pool Furniture: Ms. Goff and Ms. Brentlinger placed the order of the selected pool furniture and the delivery date is December 2022.

Pickleball Court Reservation Concerns: Since scheduling conflicts and usage are still a concern for the pickleball courts, Ms. Wolach will present a revised version of the court rules for the next Board meeting.

HB updates: Mr. Klatskin mentioned the updated rule enforcement and collection policies from our HOA attorney which complies with the new laws are in the Board packet to review. The Board agreed to provide the policies to the membership for any comments before being finalized.

New Business:

Comcast Amendment: **A motion (Fireman/Kiner)** to accept the Comcast Amended Agreement which offered their revenue share option to comply with the 2022 FCC regulations passed unanimously.

Educational Meeting: on hold until a Chairman is chosen to set a date for the meeting.

Long-term parking: the current parking rules need to be adjusted for clearer understanding of residents and their guests parking allotment and to prevent long-term parking. The Board suggested revoking the current parking permits and provide permits to regulate the time period of guest parking.

Mr. Bulkley received a suggestion of turning Court 3 into a bocce ball area. Mr. Weber stated the Court 3 Committee will be making a recommendation to the LRP Committee. The Board is not in favor of spending money for a temporary solution when in three years the court could be reconstructed for a different surface activity.

A motion (Fireman/Weber) to accept removing the lien and any fees for the owner who has remained current with their dues as planned passed with no opposition.

Adjournment: At 8:06 p.m., there being no further business, a **motion (Kiner/Fireman)** to adjourn until Wednesday, August 24, 2022, passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary