

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
November 16, 2022
Stoney Brook Clubhouse and via Zoom

Approved by the Board - December 14, 2022

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

Others Present: Angela Miller, General Manager

Homeowners Present: Katrina Shanks (Unit 311), Mike Meisinger (Unit 326), Lorri Stonbraker (Unit 449), Marilyn Bowlds (Unit 347), Zelda Neher (Unit 407), and Gayla Wright (Unit 435) in person; and those attending via Zoom were: Bill Taylor (Unit 11), Linda Watson (Unit 132), Kay Ceilley (Unit 378), Jerry Gordon (Unit 323), Tim and Tonya Compton (Unit 506), Dolly Bunke (Unit 128), Jan Melson (Unit 214), Paul and Kathy Anderson (Unit 105), Lucille Zwanzig (Unit 456), and Kerry Santambrogio (Unit 8)

Call to Order: Mr. Bulkley called the meeting to order at 6:32 p.m. with a quorum established.

President's Message: Mr. Bulkley thanked the Social Committee for a successful Holiday Food Drive. Mr. Bulkley mentioned the 2023 Budget will be finalized during the December Board Meeting. Mr. Bulkley has requested the crew remove the turf from Court 3 to allow Renner Sports to assess the quality of the court prior to the maintenance crew installing temporary bocce ball courts. Mr. Bulkley plans to have a discussion at the next Board meeting of ending the current ad-hoc committees. He further advised the location of the Annual meeting will be discussed and finalized at the December Board meeting.

Homeowners' Comments: Ms. Bowlds, Ms. Neher, and Ms. Wright expressed their concerns about Court 2 (now Tennis only court) being converted to a temporary multi-use court in the interim of finalizing Court 3. Mr. Fireman mentioned the intention is that Court 3 will be a tennis only court and the 2027 proposed budget item in the amount of \$15K (in the 5 Year Plan) will be used for striping Court 2 for a multi-use court. He stressed that there is nothing budgeted in 2022 for this conversion. Ms. Wolach mentioned application of temporary washable lines on Court 2 is still in the discussion stage and no final recommendation has been made.

Approval of the Minutes: Mr. Trout suggested the following words be revised: Exel to *Xcel* (Homeowners' Comments section) and knowingly to *knowing* (New Business section). **A motion (Weber/Fireman)** to approve the October 26, 2022, Meeting Minutes as amended passed with no opposition.

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

ONGOING PROJECTS:

- Pond Treatment and Stream cleaning
- Monument Sign
- Leaves clean up (daily) during season

- Paint Units – currently Units 323-324
- Yosemite Fence – staining (street side)

NEW PROJECTS:

- Drain Pond 4 on hold
- Repair south side of pool fence

Ms. Miller met with Xcel contractors, they plan to start patching the core drilling holes after Thanksgiving and will complete the repairs with infrared patching next Spring.

The Insituform Pipe Lining Technologies meeting was postponed until the second week of December.

Pool furniture delivery delayed to mid-February 2023.

Monument sign – completion of the base portion for the sign was delayed due to Saul having jury duty and winter weather conditions.

Ms. Miller provided the Arbor Garden 2023 pruning and Homestead Paint proposals for the Board to review. A **motion (Trout/Weber)** to accept the Arbor Garden pruning proposal in the amount of \$21,500 was approved with no opposition. A **motion (Weber/Trout)** to accept the Homestead Paint proposal in the amount of \$91,050 was passed with no opposition. Please note both of these proposal amounts are subject to revision due to additional tree storm damage, paint appeals, and Spring paint inspection.

Social Committee: Mr. Meisinger reported the Holiday Food Drive was a smashing success with collection of four carloads of food/items and \$840 in cash donations. The cash donations were split among the two charities. Covenant Cupboard and Weinberg Food Pantry which are both community resource centers. The Annual Holiday Party is scheduled for December 16, 2022 from 4:30 to 6:30 with information to follow.

Treasurer/Finance Committee Report: Mr. Fireman provided the October 2022 financial reports. Mr. Fireman stated Ms. Miller and the crew have done an excellent job in minimizing expenses. Capital Reserve expenses are under budget due to not lining Pond 4 this year. The balance sheet as of the end of October reflects consolidated reserve balances of \$637,846 of which \$347,794 is in bank checking or investment accounts, and another \$293,607 is allocated to prepaid insurance.

Mr. Fireman provided and discussed the proposed Draft 2023 Budget and 5 Year Plan for the Board to review. The Finance Committee is proposing \$665/month for HOA dues.

Fertilizer: Mr. Fireman plans to eliminate one fertilizer cycle so instead of three applications, two should be sufficient.

Ponds: proposing to reduce the use of algacide to clean ponds by stocking the deeper ponds with fish.

Trash: end of contract with current trash service (Republic); switched to a new service at a lower cost.

Truck replacement: parts and maintenance could be harder to find for aging trucks

Insurance and Utilities: unfortunately, can't control their rates.

Paint: the extended paint cycle seems to be working in our favor due to improved paint quality

Equipment: plan is to buy better equipment that will improve operations (utility vehicle, etc.)

Insurance and Utilities: these expenses are out of our control.

Insurance Mandated Safety Upgrades: Mr. Fireman had allocated \$60K in the proposed budget but plans to revise it by placing \$36K towards the Capital Reserve allocation and leaving \$24K for the insurance compliance items.

Mr. Fireman has yet to receive any homeowner's feedback or comments of the proposed budget.

Ms. Stonbraker thanked Mr. Bulkley, Mr. Kiner, and Mr. Klatskin for confirming the correct "recording cameras on site" verbiage for the directional signs. Ms. Stonbraker asked the Board Members for their opinion of reflective lettering or backing for the directional signs, the Board chose the reflective lettering.

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

- Unit 459: owner requested permission to replace deck
- Unit 398: owner requested permission to re landscape areas between driveways.
- Unit 336: owner requested permission to repair grade and relay patio stones in the back of their unit.
- Unit 126: owner requested to replace heaving patio.

Ms. Wolach mentioned the website is still moving forward and should be completed by mid-January 2023.

Ms. Wolach mentioned she received information of another internet/cable provider, Ting, as another option that might interest homeowners to switch for a lesser rate if available in this area.

Communications Committee: Mr. Trout mentioned that articles for the January/February newsletter should be submitted by December 16, 2022.

New Business:

Altitude Law Renewal Proposal: a **motion (Fireman/Wolach)** to accept the Altitude Law renewal proposal passed with no opposition.

Annual Meeting Prelim Packet: Ms. Miller provided the prelim packet for review and comments. Mr. Weber proposed a different chronological agenda for consideration. Final determination of the forum for the annual meeting will be determined by the Board and presented in the annual meeting notice.

Executive Session: At 7:44 p.m., a **motion (Kiner/Wolach)** to adjourn into an Executive Session to discuss legal matters which passed unanimously. At 8:29 p.m., a **motion (Kiner/Weber)** to resume the regular session passed unanimously.

Adjournment: At 8:30 p.m., there being no further business, a **motion (Weber/Wolach)** to adjourn until Wednesday, December 14, 2022, passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary