



HOMEOWNERS' ASSOCIATION NEWSLETTER

November/December 2022 VOLUME 21 No. 6



President's Message

As I sit here it's snowing out and I'm aware that we are going through a major change in Stoney Brook.

A few things to remember. As it gets darker earlier please be careful driving in the neighborhood. If you are out walking please wear lighter colored coats that are more visible and slipping on the ice could be a real problem.

Please check your and your neighbors garage lights to make sure they work. Parking on the streets is not permitted during a snow emergency. This also affects those of you walking. The plows can't stop very quickly and need extra room. What I'm saying is be careful.

In this newsletter you will see the Draft Budget. Hal Fireman, Craig Weber and their committees have worked very hard on it. Angela and Saul have also been very aware of our costs going up. It's been a joint effort to minimize the cost and maximize the beauty and uniqueness of Stoney Brook.

We are in the process of replacing the broken entrance signs and putting in a new sign on Yosemite and Union. Thanks to Lori Stonbraker's hard work, they should be up this year. Mike Meisinger, Terri Bunker and the Social Committee are putting together a Holiday Food Drive and Holiday Party this year, which should be fun. Have a great Fall and Happy Thanksgiving.

Bob Bulkley
President SBHOA



Important Notice of Upcoming 2023 Budget

In keeping with the Declarations of Stoney Brook HOA, the Membership is to receive formal notice of the meetings at which the Board of Directors will consider the annual budget. Included in this Newsletter mailing is the proposed budget for 2022. Please, read the documents carefully. The Board will be discussing the proposed 2023 budget at its November 16, 2022 meeting and will be approving the final budget at its December 14, 2022 meeting. All homeowners are encouraged to attend and comment at both meetings

NEWS YOU CAN USE



Denver is expanding solid waste services in 2023 with a new fee based on trash cart size. Weekly recycling and invoicing will begin in January and compost service will be rolled out throughout 2023. Rebates are available based on income and household size.

- Fees \$9 per month for small trash cart + recycling + compost
 - \$13 per month for medium trash cart + recycling + compost
 - \$21 per month for large trash cart + recycling + compost Services
 - Weekly trash, recycling, and compost collection service for all customers
 - Monthly large item pickup
 - Cherry Creek Recycling Dropoff
 - Seasonal programs including LeafDrop, Treecycle, Mulch Giveaway, Recycle Your Holiday Lights, and others
- For more information, please click the link www.denvergov.org or call 311
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RUN FOR THE BOARD



IT IS NOT TO LATE... Please consider running for one of the three open positions on the Stoney Brook Board. Résumé forms are necessary for each candidate to submit to the Stoney Brook office. Résumés need to be submitted by December 15, 2022



The \$avings That Keep On \$aving

During the months of January and February, the amount of water actually used will determine the monthly sewer rate we will be charged for the entire next year. That means that if you wash your car during that period, we all will be paying for your carwash every single month for an entire year! Conserving water is always important, but during January and February, it saves us even more. Please be as conservative as possible for the benefit of all Stoney Brook residents.

New Residents

Welcome to Stoney Brook. As you settle into our community, you will get to know your nearby neighbors, but all of our residents would like to be introduced.

If you would like to write a short blurb about your background and why you have moved to Stoney Brook, we would love to hear from you. There have been times when a resident has discovered that a newcomer is someone they know.

Contact Ann Kochenberger at annie.koch@centurylink.net if you would like to be included in an upcoming newsletter.

Holiday Fund

In past years, your generous gifts to the Employee Holiday Gift Fund have been much appreciated. Once again, you will soon be receiving the annual request in the mail. You may drop a check or cash off at the office or return it by mail by **December 9th, but please, make your check payable to Kerry Santambrogio**. Then write SB Employee Fund on the Memo line of your check. There is an accounting of the total funds received and how they are distributed in the office, but we are not keeping records of individual homeowner contributions. Your gifts are anonymous. As always, thank you for your generosity.

Upcoming Events at the Clubhouse

- Holiday Food Drive: November 13, 2022 drop off Clubhouse Parking lot 12-3pm
 - Annual Holiday Party(Social Committee): December 16, 2022 4:30 pm – 6:30 pm
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2023 Paint Schedule

CEDAR: 109, 110, 111, 115, 116, 117, 214, 215, 216, 402, 403, 404, 411, 412, 413

MASONITE: 320, 321, 322, 372, 373, 374, 375, 376, 377, 380, 381, 396, 397, 398, 399, 417, 418, 419

(Note: Serious problems with siding and trim may require repairs or replacement of significant portions of the siding and trim prior to painting. Homeowners will be notified of necessary repair work needed to be completed before painting.)

In accordance with the “Amended and Restated Painting Schedule and Cost Control Policy for Units” adopted July 2014, the Board will finalize the 2023 painting schedule at its December 14, 2022, meeting after considering the General Manager’s recommendations and any Owner comments and evidence received.

Any Owner who disagrees with the determination made for that individual Owner’s unit or units must present evidence to the Board in person or in writing prior to or at the December 14th Board meeting.

NOTES FROM THE STONEY BROOK OFFICE

Holiday Hours: (please note these dates may change)

HAPPY THANKSGIVING: Staff will be dismissed at midday on Wednesday, November 23, 2022 and will not be back until Monday, November 28, 2022 for the Thanksgiving holiday.

MERRY CHRISTMAS: The office will be closed December 23, 2022 and return to the office Tuesday, December 27, 2022.

HAPPY NEW YEAR: To bring in the New Year, Staff will be closed on Friday, December 30, 2022 and will not be back until Tuesday, January 3, 2023. All of us on staff here at Stoney Brook wish all of you a very Happy and Safe Holiday season.

Winter Storms and Snow Removal: While we cannot predict this winter's snowfall, we can be prepared as much as possible. Unfortunately, not all streets can be cleared simultaneously. Therefore, we would like residents to call us at the management office (303) 771-4656 should you be faced with an emergency during a heavy snowfall. His intent is to provide clear access in and out of Stoney Brook as soon as possible for all residents and visitors but would like to be advised if your particular area would require priority attention for medical or other emergency reasons. A reminder to all residents, and especially those of you in the Terraces – park your vehicles in garages during snowstorms. On-street parking is not allowed ANYWHERE IN THE COMPLEX. Our crew must have access to the streets and parking pads to clear and store snow. Operators will use sudden stops and turns, so please, keep a safe distance. In the event our office personnel are detained due to storms and cannot answer the phone, you may reach our maintenance staff at the following cell phone numbers:

303-928-9093 (Saul) and 206-550-7243 (Angela)

The snow removal policy you may obtain a copy of from the website www.sbhoa.org or contact the office for a copy. We wish you all a safe and comfortable snow season.

Disconnect Garden Hoses: To avoid frozen pipes and possible water damage, please check that all garden hoses are disconnected from exterior faucets.

Shut off Valves: To avoid extensive water damage - it is recommended each homeowner(s) locate their shut off valve for their unit. If needing assistance, please don't hesitate to contact the management office.

Remaining 2022 Board Meetings: November 16, and December 14.

SPOTLIGHT FEATURE



Betty Lehman

Born in Missouri, 1951, my folks raised me in Prairie Village, Kansas. I moved to Colorado at 17 to attend CU. I also attended KU.

I was a CPA with a pedigree from a formerly termed "big eight" firm.

I enjoyed a lot of domestic and international travel including a 3 month journey through five countries and the Galapagos in South America, plus European travels and many Caribbean beaches with great snorkeling.

Change of plans:

At age 38, I had my only child, Eli, and became a single parent to an extremely sick baby who required 24/7 line of sight care. As a result, my CPA career ended.

By Eli's sixth birthday, he had thirty-six medical diagnoses, one of which was autism. I devoted as much time navigating and negotiating with systems (medical, educational, private and public insurance) as I spent caring for my son!

At that time, 30 years ago, autism was a rare diagnosis; 1 in 10,000. Today, autism affects 1 in 44 children.

Also at that time, private insurance, Medicaid programs and even early intervention services excluded an autism diagnosis from coverage. All treatments, if you could find any, were out of pocket costs. Treatment was unaffordable.

To create a more just, responsive and humane world for Eli (and all Colorado families with children with extraordinary support needs) I became a statewide leader for change. Working for transformation within Colorado's early intervention system, public and private insurance industries, disability initiatives and medical practices, I successfully:

- Spearheaded 14 Colorado statutes improving funding and quality of life for people with disabilities and their families,
- Served as the Executive Director for the Autism Society of Colorado,
- Served appointments by Governors to the Colorado Autism Commission and the Colorado Division for Insurance Consumer Council, chairing both,
- Served on numerous Governor appointed Boards and Councils as well as numerous non-profit Boards, and,
- Built a resume that included more than a dozen awards recognizing my community service contributions, including: the Child Health and Welfare Award from the American Academy of Pediatrics, CPA's Who Make a Difference by the Colorado Society of CPA's and Outstanding Woman in Business by the Denver Business Journal. I was honored by the Denver Rescue Mission as a Woman Who Changed the Heart of the City, and,
- changed Colorado health systems, (private and public insurance, early intervention), which now include treatment for autism.

Ten years ago, I established a business, Lehman Disability Planning, to provide planning services for families with loved ones with disabilities to safeguard quality of life for the entire family.

We all hope our children will outlive us and enjoy happy, independent lives for their lifetimes, however, planning for families with children with lifetime support needs is vastly different from families with typically developing children. If funding for lifetime supports and services are not in place, our children will live sub-poverty lives.

Each child and adult child and their family have unique needs. What matters to each family is also unique. Our planning must incorporate our values and we must build successor teams who will love, fight for, and be trustworthy friends to our children, for their lifetimes. Our children depend on us to plan for their future outcomes.

I collaborate with financial consultants and estate planning attorneys to create lifetime care plans that fit the needs and desires of the entire family - proper planning is not about just one person in the family - it must be for all family members.

I am proud of the family testimonials about my services on my website, www.lehmandp.com.

For families with loved ones with extraordinary needs, every day is a challenge. This is why I am an advocate, a truth-teller and if necessary, a warrior. Everyone deserves truth. Everyone deserves to feel hope and live a dignified life - especially people with disabilities who are often our most honorable and courageous citizens.

Although Lehman Disability Planning is solving problems for Colorado families, my capacity and geographic reach have limits. I know that families nationwide struggle mightily to deal with the lifelong challenges resulting from their children's and adult children's disabilities.

To ensure comprehensive lifetime advocacy, navigation, and planning is available to all, I became the Co-founder and Chief Content Office for an online marketplace network, ADAN, A Different Abilities Network, launching in 2023: www.adan.net. ADAN provides problem-solving tools; not just information. Our focus is best possible outcomes; not outputs.

People with disabilities, and their families, must control their own lives just like everyone else. To be in control, they need succinct, problem solving information to make decisions in their own best interests - just like everyone else. There is no other platform like ADAN which will be a game-changer for my community.

I feel humbled by and honored to work for the families I serve.

And Eli? I brought Eli up in a huge home in a Denver neighborhood called Southern Hills with a changing community of unrelated people living with us to help me. I was told Eli was terminal until he was 15 - and then - Eli began to physically recover.

When Eli was twenty-seven, I determined it was too much for me to continue to work full-time, take care of a giant home and yard, and manage Eli and his care, so, I sold the big house and bought Eli and I each a townhome, and that is how I arrived at Stoney Brook. In addition to living in a lovely home and community, I have more freedom to live my life the way I choose than I have had since Eli was born. To say I love it is an understatement!

Today, Eli is 34 years old. He has a part-time job he loves (he sews), lives independently from me with 24/7 line of sight support, and he is happy every single day.

During the pandemic lock down, I created differing spaces for Eli at my home to do puzzles (1,000 pieces please), cook, read and do math. He made 8 large photo scrap books. We were together at least five times a week. I still see him 4-5 times a week. We take walks in the park, shop and hang out. We spent a vacation week together in September at Cottonwood Hot Springs near Buena Vista. We both love to hike and soak.

Also, during the pandemic, I indulged in my enjoyment of home-cooking. My two dear friends, Ethan and Steve, came over every Saturday night for a social meal – and we are still doing it today! None of us got Covid.

Right now, my life is so gratifying.

I feel like the most fortunate person in the world!

Minutes of the Meetings of the Board of Directors

September 28, 2022

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. e 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

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**October 26, 2022**

**Stoney Brook Clubhouse and via Zoom**

Preliminary - Not Approved by the Board

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

**Others Present:** Angela Miller, General Manager

**Homeowners Present:** Katrina Shanks (Unit 311), Mike Meisinger (Unit 326), Jerry Gordon (Unit 323), Charley Babb (Unit 459), Lorri Stonbraker (Unit 449), John Cowan (Unit 213), Judith Hutson (Unit 408), and Allen Bowling (Unit 406) in person; and those attending via Zoom were: Bill Taylor (Unit 11), Linda Watson (Unit 132), Mike Petrak (Unit 376), Uli Kappus (Unit 309), Mike Davis (Unit 17), Kay Ceilley (Unit 378), Mary Ann Harper (Unit 340), Michael Cook (Unit 375), Tim and Tonya Compton (Unit 506), Betty Lehman (Unit 307), Jenny Austin (Unit 135), Vincent DiBiase (Unit 380), Richard Schoenmaker (Unit 31), and Diane Silverberg (Unit 10)

**Call to Order:** Mr. Bulkley called the meeting to order at 6:29 p.m. with a quorum established.

**Homeowners' Comments:** Ms. Shanks inquired about the status of the roads being repaired by the Xcel contractors, as well as the asphalt patching due to the sewer lateral repair in front of Unit 204. Mr. Fireman responded the road repairs might get pushed back to Spring due to the cold weather, and the sewer line patch is only temporarily. Ms. Ceilley thanked the Board and members of the Committees for all their hard work and being transparent with the increase in insurance and dues. Mr. Kappus suggested re-visiting the Estate Sale rules to be a little bit more responsive to the community's needs based on what could be coming up in the future. Mr. Babb mentioned it has come to his attention there is now a fee to use the clubhouse and asked if that is correct. Mr. Bulkley stated any usage fee is based on the type of reservation: if it's just Stoney Brook residents no usage fee; non-resident guests with an owner a \$100 usage fee is applied. Further, he said after a notice and comment period, the clubhouse reservation revised rules became officially effective at the September Board meeting. Mr. Babb continued that the clubhouse is an amenity like the courts/pool and no fees should be charged. Ms. Burke mentioned the usage fee has been effective for several years based on the number of guests.

**Approval of the Minutes:** A motion (Kiner/Burke) to approve the September 28, 2022, Meeting Minutes as written passed with no opposition.

**President's Message:** Mr. Bulkley thanked Mr. Weber, Mr. Fireman, Mr. Cowan, and their committees for preparing the draft budget. He anticipated the draft budget will be presented to the homeowners for their comments at the November 16 and December 14, 2022, Board meetings. Mr. Bulkley emphasized that living in a covenant-controlled community necessitates that owners abide by established rules and, recently there have been a couple of instances of non-compliance that the Board will need to address.

**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 443-445; three buildings remaining, weather permitting
- Yosemite Fence – staining (street side)
- Crew cleaning shed/dumpster area

**NEW PROJECTS:**

- Drain Pond 4 – undecided on draining this winter since the pond is not losing water per the crew. The NPW contract for pond restoration will be reviewed to determine our options.

**COMPLETED PROJECTS:**

- Sprinkler blowout and fall aeration (October)

**Paint Schedule:**

The recommended 2023 Paint schedule was provided (15 Cedar Units and 18 Masonite Units), Mr. Weber suggested extending the time for owner appeals to December's Board meeting. A **motion (Trout/Fireman)** to approve the recommended 2023 Paint schedule with the option for owners to appeal at the December 14, 2022 Board meeting passed with no opposition. Mr. Weber stated the proposed 2023 budget (\$131K) for the painting expense provides flexibility for more units to be painted based on a Spring 2023 inspection.

**Insurance Committee:** Mr. Bulkley reported the committee was able to obtain the liability insurance at a premium less than the original offer from \$10K to \$6K.

**Social Committee:** Mr. Meisinger reported the Social Committee will be having a Holiday Food Drive Sunday, November 13, 2022 for residents to drop off donations in the clubhouse lobby or in the lower clubhouse parking pad. He thanked the community for your continuous generosity. Last year's food drive collected 6 carloads of non-perishable food and over \$800 in cash donations. The charitable recipients for this year are the Covenant Cupboard Food Pantry (Presbyterian Church of the Covenant) and Weinberg Food Pantry. The Annual Holiday Party is scheduled for December 16, 2022, and more information will be distributed.

**Treasurer/Finance Committee Report:** Mr. Fireman provided the September 2022 financial reports. Mr. Fireman reported a leaf debris vacuum has been purchased. The balance sheet as of the end of September reflects consolidated reserve balances of \$603,032 of which \$277,217 is in bank checking or investment accounts, and another \$326,107 is allocated to prepaid insurance.

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

*Insurance Mandated Safety Upgrades:* Mr. Fireman has allocated \$60K in the proposed budget to cover insurance compliance items in the common area (handrails, repair walkways, etc.).

Mr. Davis suggested installing a guardrail along the steep pathway from Units 15-16 to the tennis courts.

*Insurance:* Mr. Fireman mentioned one of the factors in the increased annual insurance premium was the adjustment to increase the policy valuations of the buildings/units in the community. Mr. Fireman recommends that homeowners contact to their insurance agent or Moody's agent (Adam Loner) evaluate the adequacy of their insurance coverages .

*Ponds:* \$16K was spent on algacide this year; to eliminate this high expense and the algae it is suggested the HOA stock 7 out of the 10 ponds with fish (grass carp).

*Fertilizer:* we will consider reducing the number of applications from three to two fertilizer cycles, one in the spring and one in the fall.

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

*Salaries:* a huge component of our expenses, the amount does include hiring another maintenance member if needed. The Association is very fortunate to have our knowledgeable current staff.

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

A **motion (Weber/Wolach)** to approve the proposed 2023 Budget be presented to the homeowners for their review and comment, passed with no opposition.

Mr. Cowan thanked the Board and Committees for planning the proposed Budget and making some hard choices resulting in what is going to be presented to the homeowners as a \$95/month increase in HOA dues which is justified compared to the reviewed expenses; the high increase for insurance and the anticipated 20% increase in future years will necessitate continued increases in future years to fund these expenses. Mr. Cowan reviewed the proposed budget and it appears to cover any possible contingencies. Mr. Cowan encourages the Board and the Finance/LRP Committees to see if any expenditure items may be deferred for another year i.e. some or all of the \$60K recommended for insurance compliance expenses (install common area railings etc.) might be postponed to subsequent years.

#### **Temporary Bocce Ball Courts:**

Mr. Fireman provided a plan for temporary bocce ball courts on Court 3, with installation by our in-house crew for approximately \$5K in expenses.

A **motion (Kiner/Burke)** to approve installing Bocce Ball courts as presented passed with no opposition.

**Education Committee:** The new owner information meeting was held on October 12, 2022 in compliance with State of Colorado regulations, and seven new residents, and others, attended.

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

- Unit 336 replaced front door and side light
- Unit 212 removed pine tree, it was encroaching into their unit boundaries
- Units 390 and 391 installed a rain barrel, relandscaped between the two units' driveways
- Unit 442 replaced dying bushes on the side and front of unit
- Unit 9 replaced front walkway deck

Ms. Wolach informed the Board that the garage door at Unit 344 was inadvertently damaged beyond repair by the Owner's contractor. The owner subsequently told Ms. Wolach that he contacted multiple garage door companies to try to find the same HOA design with no luck so the owner picked out a door that he thought would work. Ms. Wolach mentioned the owner did not reach out to the office or ARC for guidance before installing the non-conforming door. Ms. Wolach informed the owner he needed to have the ARC Committee review the replacement garage door request; the ARC Committee received the request and denied approval. The owner requested the Board supply detailed specifications of the HOA garage door requirements. The Board suggested a letter be sent to the owner advising the door be replaced and include a timeframe for replacement. If the owner does not comply, the matter will be forwarded to the HOA's attorney for review and possible further action.

**Pickleball (ad-hoc) Committee:**

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

Ms. Wolach mentioned the Committee contacted representatives of three other facilities (Cherry Hills III, Gates Tennis Center and Heritage Eagle Bend) and their reservation systems are similar to what the PB Committee has proposed.

Ms. Wolach reiterated the Pickleball committee's goal is to establish equal access for all residents of Stoney Brook to use the Pickleball courts.

**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.*
6. *An owner can only reserve one court for any time period.*

The Committee did receive comments regarding the proposed guidelines from a group of homeowners. The consensus was not in favor of the proposed guideline of only a seven-day rolling reservation system and would like an explanation of where the conflict is in reserving a court.

Ms. Wolach reported the following response from the PB Committee:

The mission of the Pickleball Committee is to create a reservation system that allows for equal access for all members of our community. Currently, two groups reserve most of the primetime hours. One group is mostly homeowners, and the other is mostly outsiders with some homeowners. One of those group members reserved pickleball courts through 2023. The other group contains up to 11 people and reserves at least two mornings each week for the entire summer.

Our committee recently issued proposed guidelines for pickleball reservations to deal with these inequities. The only responses to those guidelines were from the two groups described above. Below is our reply to their responses.

- A "resident" refers to one person. So, if a unit has two residents, each may reserve two hours of play twice in each week.
- One response dealt mainly with what is to be done after the construction of court three. But that topic is currently in discussion.
- If a resident reserves a court, and others are playing on that court without a reservation, they should immediately surrender the court to those with a reservation.
- Both of the groups requested a longer reservation window and more time for each session of play. We believe that those proposals would again create the same problem with registering that we have now for the main part of the community.
- Social interaction is, certainly, one of the benefits of pickle ball, and we all need equal access to the courts to reap that benefit.

- Our guideline is two hours per game. But, if more than one resident is in a game, each resident can reserve another two hours for more playing time, assuming that resident would not exceed his/her weekly limit..
- To allow for more games, it was suggested to create a temporary pickleball court on one side of court 2 . Overall, tennis players should have priority on court 2, so they should be entitled to a longer reservation window. In addition, the pickleball players would be responsible for setting up and breaking down their posts and nets, but the problem is who would monitor that setup and breakdown?
- The computer application, Google Analytics, and a wait list were suggested as means to determine how many residents actually want to reserve courts in primetime hours. We investigated and found that those techniques would not accurately gather that data.
- Our proposed guidelines do not create a complicated system. In any case, after the 2023 summer season, the committee would like to reevaluate the new reservation system and make any necessary changes.

Mr. Bulkley mentioned the reason the PB guidelines were proposed is to make sure the website system can accommodate this type of request.

A **motion (Weber/Klatskin)** to approve the proposed pickleball six guidelines to be tested in May and June 2023 season with a chance to reevaluate passed with seven in favor and two opposed (Mr. Bulkley and Ms. Burke).

**Communications Committee:** Any articles for the November/December newsletter should be submitted by October 28, 2022.

#### **Old Business:**

New Policy: The Conduct of Meeting policy, prepared by the HOA's attorney to comply with recent legislation (but revised by the Board to permit recording of meetings) will be sent to the homeowners for comments.

#### **New Business:**

*Estate Sales:* a resident's family recently held an Estate Sale knowing this type of sale is prohibited per the HOA rules and traffic safety. A demand letter from the Board President with an assessed fine was delivered to the unit. The Board agreed to move forward with a fine. Mr. Kappus suggested the Board revisit the prohibition on this type of sale with certain enforcements in place.

*Employee Holiday Fund Letter:* Mr. Cowan will again sponsor the preparation and distribution of the letter and Ms. Santambrogio has volunteered to handle collection and distribution of the funds to the maintenance crew.

*Annual Meeting:* Ms. Miller will contact the Denver School district to complete the application process to reserve Samuels Elementary School for the annual meeting for January 25, 2023, if available. Final determination of the forum for the annual meeting will be determined by the Board and presented in the annual meeting notice.

**Adjournment:** At 8:40 p.m., there being no further business, a **motion (Trout/Burke)** to adjourn until Wednesday, November 16, 2022, passed unanimously.

Respectfully submitted,  
Angela Miller, Recording Secretary

**Stoney Brook Homeowners' Association, Inc.**  
**Statement of Revenue and Expense**  
**Sep-22**

**Operating Account**

**Revenue (Income)**

|                                  |                  |                  |                |                  |
|----------------------------------|------------------|------------------|----------------|------------------|
| Homeowner Dues                   | 1,446,660        | 1,446,660        | 0              | 1,928,880        |
| Less Transfer to Reserve Account | (55,503)         | (55,503)         | 0              | (74,000)         |
| Chateau Fees                     | 3,151            | 4,914            | (1,763)        | 6,551            |
| Transfer Fees                    | 1,250            | 2,125            | (875)          | 3,000            |
| Late Fees                        | 285              | 675              | (390)          | 900              |
| Comcast Agreement                | 15,491           | 14,250           | 1,241          | 19,000           |
| Interest - Reserve Account       | 0                | 675              | (675)          | 900              |
| Service Fees - Reserve Account   | (20)             | 0                | (20)           | 0                |
| <b>Total</b>                     | <b>1,411,314</b> | <b>1,413,796</b> | <b>(2,482)</b> | <b>1,885,231</b> |

**Expense (Cost)**

|                                    |                |                |               |                |
|------------------------------------|----------------|----------------|---------------|----------------|
| Total Operating Expense            | 1,181,278      | 1,218,714      | (37,437)      | 1,637,870      |
| <b>Net Revenue from Operations</b> | <b>230,036</b> | <b>195,082</b> | <b>34,955</b> | <b>247,361</b> |
| Total Infrastructure Expense       | 171,526        | 227,950        | (56,424)      | 236,500        |

**Excess Revenue - Operating**

|  |               |                 |               |               |
|--|---------------|-----------------|---------------|---------------|
|  | <b>58,510</b> | <b>(32,868)</b> | <b>91,378</b> | <b>10,861</b> |
|--|---------------|-----------------|---------------|---------------|

**Reserve Account**

**Revenue (Income)**

|                                 |                |                |          |                |
|---------------------------------|----------------|----------------|----------|----------------|
| Transfer from Operating Account | 55,503         | 55,503         | 0        | 74,000         |
| New Owner Reserve Fee           | 50,000         | 50,000         | 0        | 100,000        |
| <b>Total</b>                    | <b>105,503</b> | <b>105,503</b> | <b>0</b> | <b>174,000</b> |

**Expense (Cost)**

|                |               |               |          |                |
|----------------|---------------|---------------|----------|----------------|
| Pond-related   | 30,781        | 30,781        | 0        | 87,483         |
| Monument Signs | 17,324        | 17,324        | 0        | 25,000         |
| <b>Total</b>   | <b>48,105</b> | <b>48,105</b> | <b>0</b> | <b>112,483</b> |

**Excess Revenue - Reserve**

|  |               |               |          |               |
|--|---------------|---------------|----------|---------------|
|  | <b>57,398</b> | <b>57,398</b> | <b>0</b> | <b>61,517</b> |
|--|---------------|---------------|----------|---------------|

**Operating Expense**

|                   |         |         |          |         |
|-------------------|---------|---------|----------|---------|
| Salary & Benefits | 543,383 | 584,677 | (41,294) | 778,520 |
| Administrative    | 29,194  | 30,570  | (1,376)  | 40,100  |
| Maintenance       | 101,533 | 104,488 | (2,955)  | 136,000 |
| Pool & Clubhouse  | 15,901  | 16,145  | (244)    | 20,900  |
| Utilities         | 255,378 | 255,554 | (176)    | 352,400 |
| Fixed             | 234,015 | 224,730 | 9,285    | 307,400 |
| Income Taxes      | 1,873   | 2,550   | (677)    | 2,550   |

**Total Operating Expense**

|  |                  |                  |                 |                  |
|--|------------------|------------------|-----------------|------------------|
|  | <b>1,181,278</b> | <b>1,218,714</b> | <b>(37,437)</b> | <b>1,637,870</b> |
|--|------------------|------------------|-----------------|------------------|

**Infrastructure Expense**

|                                  |        |        |          |        |
|----------------------------------|--------|--------|----------|--------|
| Landscape                        | 83,340 | 75,700 | 7,640    | 78,000 |
| Site Improvements                | 3,899  | 20,000 | (16,101) | 25,000 |
| Exterior Painting                | 44,250 | 80,000 | (35,750) | 80,000 |
| Clubhouse & Maintenance Building | 3,915  | 1,500  | 2,415    | 1,500  |
| Operating Equipment              | 6,766  | 10,000 | (3,234)  | 10,000 |
| Pool & Tennis Courts             | 18,668 | 20,000 | (1,332)  | 20,000 |
| Ponds & Streams                  | 10,689 | 20,750 | (10,061) | 22,000 |

**Total Infrastructure Expense**

|  |                |                |                 |                |
|--|----------------|----------------|-----------------|----------------|
|  | <b>171,526</b> | <b>227,950</b> | <b>(56,424)</b> | <b>236,500</b> |
|--|----------------|----------------|-----------------|----------------|

## Stoney Brook Homeowners' Association, Inc.

### Balance Sheet

Sep-22

#### Assets

| Current assets:             | Current YTD       |
|-----------------------------|-------------------|
| Operating Funds             | 7,037.03          |
| Petty Cash                  | 400.00            |
| Capital Reserve             | 269,780.18        |
| <b>Total current assets</b> | <b>277,217.21</b> |

| Other Current assets              | Current YTD     |
|-----------------------------------|-----------------|
| Accounts Receivable               | 1,064.72        |
| Comcast Commission Rec'd          | 4,334.13        |
| <b>Total Other Current assets</b> | <b>5,398.85</b> |

| Prepaid Expenses:             | Current YTD       |
|-------------------------------|-------------------|
| Prepaid Insurance             | 326,107.33        |
| Prepaid Storm/Sewer Expense   | 22,754.02         |
| Prepaid Federal Income Tax    | 2,925.00          |
| <b>Total Prepaid Expenses</b> | <b>351,786.35</b> |

|                     |                   |
|---------------------|-------------------|
| <b>Total assets</b> | <b>634,402.41</b> |
|---------------------|-------------------|

#### Liabilities and Equity

| Current liabilities:              | Current YTD      |
|-----------------------------------|------------------|
| Accounts payable                  | 420.29           |
| Income taxes payable              | 582.16           |
| Deferred Revenue: Cable Agreement | 8,851.56         |
| Prepaid Dues                      | 5,390.00         |
| <b>Total current liabilities</b>  | <b>15,244.01</b> |

| Payroll Liabilities                | Current YTD      |
|------------------------------------|------------------|
| Accrued Payroll                    | 13,080.33        |
| Denver OPT Payable                 | 97.50            |
| FUTA Payable                       | 537.59           |
| FICA Payable                       | (3.00)           |
| SUI Payable                        | 103.02           |
| SWT Payable                        | 2,311.00         |
| <b>Total long-term liabilities</b> | <b>16,126.44</b> |

| Consolidated Fund Asset                      | Current YTD       |
|----------------------------------------------|-------------------|
| Reserve Fund Balance 12-31-21                | 43,959.00         |
| Operating Fund Asset Balance 12-31-21        | 443,065.05        |
| Contributions & Exp Capital Reserve YTD      | 105,503.00        |
| Year To Date Cash Flow                       | 10,504.91         |
| <b>Total Consolidated Fund Asset Balance</b> | <b>603,031.96</b> |

|                                     |                   |
|-------------------------------------|-------------------|
| <b>Total Liabilities and Equity</b> | <b>634,402.41</b> |
|-------------------------------------|-------------------|