

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
August 25, 2021

Amended by the Board – September 22, 2021

Directors Present: Stan Trout, John Cowan, Craig Weber, Jack Kiner, Robert Bulkley, Christine Walker, and Uli Kappus

Directors Absent: Bill Letson and Andy Klatskin

Others Present: Angela Miller, Office Manager

Others Absent: Oliver Lynch, General Manager

Homeowners Present: Evelyn Burke (Unit 44), Larry Harper (Unit 340), Peter and Lucille Zwanzig (Unit 456), Bill Taylor (Unit 11), Mike Pederson (Unit 458), Stacey Beakes (Unit 462), Jane Salzer Richter (Unit 370), Katrina Shanks (Unit 311), Marian Neely-Carlson (Unit 223), Vincent DiBiase (Unit 380), Alice Frerman (Unit 13), Jerry Gordon and Laura Goff (Unit 323), Michael Davis (Unit 17) and Debbie Wolach (Unit 370)

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

Homeowners Comments: Mr. Davis inquired if the July 26th letter was shared with the Board regarding the drainage issues. Mr. Davis stressed this is a liability concern. Mr. Trout responded Mr. Fireman and Mr. Klatskin are aware and were asked to comment. Mr. Bulkley mentioned since Mr. Davis has threatened the Board with a legal action notice in a prior meeting the Board has no further response. Mr. Cowan stated the main pooling issue was at Mr. Davis's neighbor's unit. Mr. Fireman's report mentions the contractor was able to repair for better drainage, perhaps there possibly could be some pooling, but not as much as there was prior to being repaired. Ms. Shanks requested the Board approve purchasing N-95 masks for the maintenance crew, since the smoke in the air is so bad. The office has these masks in stock.

Approval of the Minutes: Mr. Trout pointed out a couple of grammar errors with the corrections in italics:

- Homeowners Comment section: Ms. Zwanzig asked about the status of the signage that were posted on the website, believes the proposed signs look generic from our current unique signage and *do* the residents have a say in the decision.
- General Manager's Report: Carpentry to start on the units that are *on* the paint list

A motion (Kiner/Kappus) to approve the July 28, 2021, Meeting Minutes as amended passed with no opposition.

President's Remarks: Mr. Trout thanked the Social Committee hosting the coffee and donut event. The ballots for the Declaration Capital Reserve Fee Amendment are due August 27, 2021. The annual HOA insurance renewal is in effective as of August 13, 2021. The insurance committee is planning on hosting a seminar to have Makey Towne, agent of Moody Insurance, to address any insurance questions and will be open to all residents.

Ms. Walker inquired if we are still planning on doing the maintenance at the Chateau and as an income stream. Mr. Cowan answered yes, we have started mowing for this season and possibly their sprinkler system.

General Manager's Report: Mr. Lynch provided a report.

ONGOING PROJECTS:

- Pond & Stream clean up
- Bi-weekly: string trimming & edging
- Yosemite Fence installation from 4605 entrance to mailbox (completed by end of month)

NEW PROJECTS:

- Carpentry to start on the units that are the paint list
- Painting should start mid- August if paint is available
- Landscape behind Units 7-9 adjacent to Chateau parking lot – on hold but will be starting this soon.

COMPLETED PROJECTS:

- Trees & Weeds spraying
- Summer Fertilizing
- Pruning & Tree removal

POOL CLOSING END OF SEPTEMBER, WEATHER PERMITTING

Oliver will be out of the office September 9th and returning September 27th

Treasurer's Report: Mr. Cowan provided the July 2021 Financials. Mr. Cowan mentioned as of July 31, 2021, operational cash flow is \$286K or \$7.4K more than projected. The bottom line and after infrastructure we are projecting cash flow \$26K or \$6.6K more than budget. The Capital Reserve reflects the Pond and Road Assessment, in addition moving the storm sewer repairs of \$25K from operational reserve. The pond liners were over budget approximately \$7K and the road repairs were under \$125K date leaving a net of \$100K capital reserve cash flow. The Finance Committee agrees no decision would be made about the residual cash flow until all invoices have been received. The anticipation is to keep it in reserves and pay it back by lowering future dues. The storm sewer repairs will be allocated to and funded by the Capital Reserve. The balance sheet as of the end of July reflects consolidated reserve balances of \$511,708 with \$458K in the bank checking or investments accounts, and another \$21,684 is in prepaid insurance, which will result in increased cash flow over the next month as a result of being a non-cash item in the Profit and Loss Statement. The current amount owing from homeowners from the Road Assessment is \$35K. Mr. Cowan discussed the unit that continues to be in arrears and suggests moving forward to take the steps per the collection policy. A **motion (Bulkley/Weber)** to authorize Mr. Trout and Mr. Cowan to do what is necessary to accelerate collections towards the *owners* in arrears passed with no opposition. Mr. Kappus mentioned the Board should be cautious of offering any financial assistance plans to owners and it's critical to get three bids for any major work unless it's an emergency.

Long Range Planning Committee: Mr. Weber reported the LRP and Finance Committees had a joint meeting. The LRP portion is to identify a handful of items that have not been in the list of the Capital Reserve items such as the storm sewer/culverts. The LRP can move forward with finalizing the Reserve Study, this allows the professionals to review and give their feedback.

Finance Committee: Mr. Cowan provided the preliminary LRP and Finance August 20, 2021, meeting minutes. Mr. Cowan has been authorized by the Finance Committee to move forward to contract out for an updated Reserve Study. Mr. Cowan acknowledged the Board approved in favor from an email vote of a \$5K sewer line repair at Unit 365. Sewer lines within a plot line is an owners' expense; the sewer connection outside the plot line to the street is an HOA expense to

repair. Currently there is \$12K in the budget to install permanent pickleball courts. The court committee recommends adding a fence and a gate in between the two pickleball courts with an additional \$4K expense to the contract. The Renner Sports original contract of \$9K was revised in the amount of \$13K for the Board to review. Mr. Cowan recommends we approve the Renner contract to update the courts correctly. A **motion (Cowan/Weber)** to accept the revised Renner Sports contract passed with no opposition. Mr. Bulkley inquired about the resurfacing of Court 2; this is in the budget a couple of years from now.

Architectural Review Committee: Mr. Kiner disclosed five applicants with four approvals and one withdrawal. ARC recently received four more requests to review. Mr. Kiner mentioned it's averaging less than two weeks for approvals/disapprovals. The Committee does have forty-five days to respond once an application has been submitted.

Safety Advisory Committee: Mr. Kiner reported the NO U-turn sign at the 4505 entrance/Yosemite is being ignored and potentially causes accidents. Mr. Kiner reported the police plan to begin a study October 1, 2021, to figure out a solution. Mr. Kiner received a couple of calls from residents of being in favor of the new speed humps. Ms. Walker inquired about the correct action to take of any suspicious activity. Mr. Kiner replied contacting 911 is the best route if any suspicious activity through personal property. Unfortunately, if a suspicious vehicle is driving through the community the police can't do anything about it. Mr. Kiner wonders if the suspicious vehicle (white Ford Expedition with gold stripe) that has been seen in the community on multiple occasions belongs to a resident, visitor of a resident or a contractor. Mr. Bulkley stated such activity should also go through the office to be documented. Mr. Kiner mentioned the Safety Committee now has a member that is a fireman. Mr. Kiner will arrange to coordinate with him to put together a fire prevention plan for our community. Mr. Kiner mentioned we need to submit community maps to our emergency contacts within our district.

Grounds Committee: Ms. Wolach reported Porfie has started trimming in the common areas behind units. Ms. Wolach contacted the City of Denver arborists for tree guidance two years ago, she finally received a response last week. Mr. Bulkley wondered how long Porfie will be working for us. Ms. Wolach did ask him last week and he mentioned he will stay as long as needed.

Insurance Committee: Mr. Beakes reported the renewal is in effect as of August 13, 2021. The renewal rates compared to last year was a 10% increase. Mr. Beakes reiterated arranging Mr. Towne to do a presentation for residents not only to talk about HOA insurance, but personal insurance and acquiring loss assessment coverage. Mr. Beakes had no issues with the updated Insurance Summary coverages provided in the board packet. Mr. Beakes suggested posting the summary of charges from last year to this year and the marketing results.

Education Committee: Mr. Bulkley tentatively plans to schedule the new and current owners' meeting for October 6, 2021, at 6:30 p.m.

I-25 Interchange: Mr. Zwanzig reported no new news for the I-25/Union interchange project or when they plan to meet again. Mr. Zwanzig did attend the SE Mobility meeting last week. The SE Mobility Hub study to include weather shelters and safety improvement for pedestrians and bicyclist, etc. For more information on this study click here on the following link [Social Pinpoint | Southeast Denver Mobility Hubs](#).

Road Reconstruction: Project has been completed.

Communications Committee: Any articles for the September/October newsletter should be submitted by August 27, 2021.

New Business: *Owners' letter to the Board regarding CRF Amendment* – noted the Board did receive the letter.

Final Questions: Ms. Wolach inquired about the status of the asphalt being repaired from the sewer line replacement at Unit 365. Mr. Cowan responded it takes a week or two to settle, then it will be repaired with the flash fill components. Mr. DiBiase asked if a process is in place when streets are dug up, is Oliver aware in advance, and are we making sure the repairs are done right? Mr. Cowan answered yes, the General Manager oversees and inspects any of these projects. Mr. DiBiase inquired about the SB Watch group. Mr. Kiner responded it's not a recognized HOA committee, but it is formed to let residents be aware of any safety incidents or exterior lights being out. Ms. Neely-Carlson asked for clarification how/when is the community informed of any incidents. Mr. Kiner will send out an email once an incident of crime is verified to be accurate and full community can benefit from sharing the information.

Executive Session: At 8:13 p.m., a **motion (Cowan/Bulkley)** to adjourn into an Executive Session to discuss personnel matter, which passed unanimously. At 8:48 p.m. a **motion by Kiner/Kappus** to resume the regular session passed unanimously.

After a **motion by Kiner/Weber**, the board voted 7-0 to elect Debbie Wolach to fill the vacancy left by the resignation of Christine Walker, for the remainder of her term.

Adjournment: At 8:58 p.m., there being no further business, a **motion by Bulkley/Cowan** to adjourn until Wednesday, September 22, 2021, passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary