



## HOMEOWNERS' ASSOCIATION NEWSLETTER

July/August 2022 VOLUME 21 No. 4

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### President's Message

**W**elcome to Summer!

Stoney Brook is looking beautiful, and we are very lucky to live here.

An update on Pond 4. We have completed all of the cleaning and repairs, but as we were going to lay the liner a few leaks appeared. The engineer was called but before he came, the pond filled up with snow and rain runoff. It didn't make sense to drain the pond and refill it. The engineer will revisit in the fall, and we will then apply the liner.

The volunteers in the neighborhood have been fantastic, not only have all the board members been working hard, but so have many of you. Martha Lederer, her landscape crew, and volunteers have been improving our main entrances. Evelyn Burke, Larry, and Mary Ann Harper started an introduction to Pickleball with great success. Thank you all for your efforts.

We have been watching how inflationary influences will affect us the rest of the year. Fuel costs, utilities, and insurance increases are our biggest worries to date. How we approach the second half of the year will have to be watched carefully.

Hope you have a great Summer.

Thank you,  
**Bob Bulkley**



**Don't Forget to Stop by the clubhouse to vote for your favorite new pool furniture fabric color!**



### Upcoming Meetings

**July 27, 2022**  
Board Meeting  
6:30 p.m.  
Clubhouse

# RUN FOR THE BOARD



Interested in maintaining or improving Stoney Brook, consider running for the Stoney Brook Board!!

Attention All Stoney Brook Homeowners: it is again time for all owners to consider running for the Stoney Brook Board of Directors. Per the SBHOA bylaws (Article 5), the SBHOA Board of Directors consists of nine (9) directors. The directors are elected on a three-year, rotating basis. The SBHOA Board is arranged so there are three (3) director positions open for election each year. Qualifications for the Board are listed in the bylaws (5.2). Applications for owners interested in applying for the Board can be found on the SBHOA web site under Documents (then SBHOA Forms, then Board of Director Application Form) or contact the SBHOA office for the form.

All applications should be returned to the SBHOA office and should be received no later than Wednesday, December 21, 2022. The election will be held by ballot to all Owners prior to the January Annual Meeting, to be held during January 2023. If applications are received after the deadline, but still in time to be included in the "ballot packet" mailing, they will be included. If applications are not received in time for "ballot packet" mailing, the applicants will be informed and will be encouraged to run as a "write-in" candidate.

The SBHOA Board is responsible for the governance of the affairs of the Association. Board members must have computer access and an ability to respond to emails and Zoom conferences. The Board of Directors' meetings take place at 6:30 PM at the clubhouse on the fourth Wednesday of each month (unless a holiday interferes) or the meetings are held via Zoom. Being on the Board is more than just meetings. It involves the privilege of guiding the community by serving on committees, participating in SB functions, and meeting community members.

If you have any questions regarding serving on the Board or the election process, please contact any current Board member, one of the Stoney Brook Nominating Committee members (Donna DuHadway, Lois Bradbury, Marilyn Bowlds, Kate Minson or Joan Alford), or plan to attend an upcoming SBHOA Board meeting.

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## NEWS YOU CAN USE

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### GARAGE SPACE NEEDED

Long time Stoney Brook resident is looking for a garage space for his car. If there is an interest in talking about it, please contact:

Carnig Izmirian, Unit 131

Cell # 303-868-2271

email: [cizmirian@yahoo.com](mailto:cizmirian@yahoo.com)

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### Upcoming Events at the Clubhouse

- Free Educational Seminar: July 7, 2022 4:00 pm – 5:00 pm
  - Girls Night Out: July 12, 2022 4:30 pm – 6:30pm
  - Food Truck Event: July 21, 2022 5:00 pm – 7:00 pm
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# NOTES FROM THE STONEY BROOK OFFICE

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**No Hazardous Activities:** With the extreme weather conditions in Colorado, please refer to Section 7.11 in the SBHOA covenants ~ No activity shall be conducted on and no Improvement shall be constructed on any Property within the Community, which is or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any Property within the Community and no open fires shall be lighted or permitted on any Property within the Community except in a contained barbeque unit while attended and in use for cooking. *Please note that this applies to any open flames including "Tiki Torches" and fireworks.*

**Pool/Clubhouse:** The pool is open 8:00 AM to 10:00 PM for the season through Labor Day weekend. For more information, please refer to the Pool Rules below. ***To avoid any disruption during a reserved event in the upper level of the clubhouse, please use the lower level restrooms accessing through the North entrance doors only.*** You may want to check with the office to confirm your access card is activated properly. ***Lost card can be replaced for a \$10 fee.***

**Pool/Tennis Gates:** ***Please double check the gates are closed after entering and leaving the tennis courts and swimming pool areas.***

**Pool Rope:** ***Reminder, to avoid a fine please make certain the rope and beads are correctly positioned if removed or unhooked.***

**Summer Work Orders:** As we start into summer, work order requests are on the rise. Angela Miller, General Manager, supervises the staff and determines the priority of requests. Irrigation system repairs and maintenance take priority during the season. Side job requests from owners are also on the rise. Our crew often will take side jobs after hours. We will take a note for our staff members for side job requests, but we do not follow up on these personal requests for side jobs that do not involve maintenance of the common area grounds. PLEASE DO NOT INTERRUPT OUR CREW TO DO MAINTENTENCE WITHOUT WORK ORDERS DURING BUSINESS HOURS.

**Clogged Gutters + Poor Drainage = Mosquitoes and Water Damage:** We would like to remind all of you to maintain your gutters and downspouts and to keep gutters cleaned out. Mosquitoes love those cluttered gutters! Spring is also a good time of year to look at your home's drainage situation. Are gutters and downspouts clean and in good repair? Is run-off from downspouts directed away from your home's foundation? Consider looking at the perimeter of your foundation and arrange for any repairs to help minimize settling and the possibility of basement flooding.

**Landscaping and Critters:** Please maintain any overgrown bushes/flowers within your plot for easier access to mow the common area.

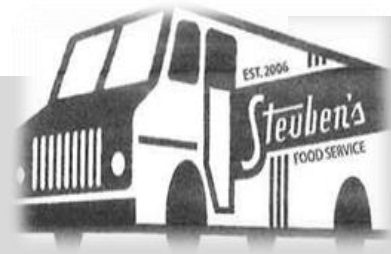
It's advisable to seal off your vents or window wells properly as a prevention method to keep those critters out of your unit. Please contact a critter control contractor to assist.

**Remaining 2022 Board Meetings:** July 27, August 24, September 28, October 26, November 16, December 21. All Board meeting dates are on Wednesdays beginning at 6:30 PM, located in the clubhouse.

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From the Stoney Brook Social Committee



## “SAVE THE DATE

July 21, 2022

5pm – 7pm

Food Truck Event

## STONEY BROOK ACTIVITIES

### MONTHLY AT THE CLUBHOUSE

**YARN CLUB:** 1PM - 3 PM (2ND WEDNESDAY) Beginners Welcome!  
*Contact Linda Taylor 303-741-2029*

**BOOK CLUB:** 1PM - 3 PM (4TH WEDNESDAY)  
*Contact Linda Taylor 303-741-2029*

### COURT 1

**PICKLEBALL OPEN PLAY:** 6 PM - 8PM (TUESDAYS) Beginning June 28 thru August  
**BEGINNERS:** 4 PM - 7PM (MONDAYS ON THE SOUTH COURT): JULY 4, JULY 11. and JULY 18

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## STONEY BROOK PONDS AND STREAMS



Multiple times we have posted in the newsletter how our water features need to be taken care to prevent damage and costly repairs. It has been noticed recently a resident's grandkids have been in the streams or residents moving rocks around to get the babbling brook sound. Keep in Mind: the ponds are treated for algae and other sources, so it can be harmful to play in the water features; rock movement can cause damage to the liner and loss of water to flow properly. Thank you.

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# SPOTLIGHT FEATURE

Lorri Stonbraker

Written by Ann Kochenberger



Like many of us who married during the sixties, Lorri Stonbraker was a teacher until the arrival of her three children. Once they were of an age that she felt comfortable returning to the work force, she assumed she would return to teaching. Unfortunately, there were very few teaching jobs available, so she earned a second degree – this time in Sports Medicine. It was this degree that provided the qualifications for various positions with the Denver Department of Parks and Recreation that she held for 20 years.

Before I explain the multiple duties that this position required, I'd like to ask an interesting question. How many people of the Jewish faith do you know who had the responsibility of Christmas decorations for Denver's City and County Building as well as for decorating 29 Christmas trees in and around Denver's downtown area? I know of one and now, so do you.

When reading over Lorri information for this article, I was amazed at all that she had accomplished while with the city Denver, but the Christmas tree decorating that she did when serving as the director of Parks and Recreation for five years is certainly the most unique part of the job.

Talk about a full job description! Lorri was responsible for running all recreation facilities, booking a dance band and chorus that entertained throughout the Denver area, took tour buses out for day and overnight trips, and led trips for visiting dignitaries. But that's not all that she did. She led exercise, art, and music classes in addition to retirement workshops for city employees, ran sports tournaments and did PR for the department. And, finally, she gave talks to several organizations on the history of and fun facts about Colorado. I have no idea what she was paid, but I know that it was not enough.

After a well-earned retirement, Lorri had no intention of taking it easy. Rather, she put her energy in different directions. She taught dance exercises, and yoga stretch at the DTC Colorado Athletic Club for almost 10 years. In addition, she volunteered for the Rocky Mountain Food Bank in the Tamarac shopping center for 13 years.

It was just five years ago that she and her husband John purchased their Stoney Brook home. John had also worked for the city of Denver as Safety Coordinator/Manager for Denver Parks and Recreation.

Not one to sit still, Lorri got involved with some of the things that make Stoney Brook the upscale community that it is. She serves on the Grounds/Landscaping Committee as well as both the Architectural Committee and the recent committee responsible for gathering information about those who were being considered for our newly hired General Manager.

And, finally, there's the committee that she has full discretion of when and where it meets and what the agenda will be. She needs no help because she is a committee of one currently working on designing the new signs for the entrances and corner monument on Temple and Yosemite and new directional signs throughout our complex. This has been a time consuming but interesting challenge.

Prior to COVID she taught art classes at the clubhouse. Despite no longer teaching art, she remains active in that area of creativity producing requests for individuals in and around our area as well as paintings for family members. She has three children, and two others joined the family when she married her husband, John. She is grandmother to a total of eight grandchildren and two great grandchildren.

Lorri has said that moving to Stoney Brook was one of the best decisions she and her husband made. Sadly, John passed on last year. Now that she is alone, Lorri is particularly grateful that she lives here. In her words,

“I am enjoying the wonderful and friendly people in our community and the lovely surroundings for which we are known. I feel very fortunate to be living here and hope I can continue to help keep Stoney Brook one of the most desirable places to live in the Denver area.

*Note: The Communications Committee encourages residents to suggest someone to be featured in future Spotlight articles. Please send an email to [annie.koch@centurylink.net](mailto:annie.koch@centurylink.net)*

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# Minutes of the Meetings of the Board of Directors

**May 18, 2022**

**Stoney Brook Clubhouse and via Zoom**

Approved by the Board - June 22, 2022

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

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

**Homeowners Present:** Katrina Shanks (Unit 311), Larry Harper (Unit 340), Carnig Izmirian (Unit 131), Terri Bunker (Unit 452), Lorri Stonbraker (Unit 449), Steve and Martha Lederer (Unit 451), Jan Melson (Unit 214), Ellen Epstein (Unit 393), Bill Taylor (Unit 11), Kerry Santambrogio (Unit 8), Jerry Gordan, (Unit 323), Tom and Linda Watson (Unit 132), Nancy Winski (Unit 428), Michael Cook (Unit 375), EJ Karsten (Unit 442), Vincent DiBiase (Unit 380), Kay Ceillely (Unit 378), Dolly Bunke (Unit 128), Kathy Anderson (Unit 105), Amy Turner (Unit 22) and JoAnn Taylor (Unit 455)

**Call to Order:** Mr. Bulkley called the meeting to order at 6:34p.m. with a quorum established.

**Homeowners Comments:** Mr. Harper thanked the Board for having the Insurance meeting last week and thought it was extremely informative. Mr. Harper expressed his concern about the proposed increase in the clubhouse usage fee that was discussed at the April Board meeting. Mr. Harper requested that before the Board decides on the usage fee consider these questions: In the last 12 months how many gatherings have occurred with less than 20 people, how many were for more than 20 people, and how many gatherings were reserved for less than 20 people but actually more than 20 attended? How are we keeping track of the usage and fee? Mr. Bulkley suggested Mr. Harper be involved before any final revision is made for changes to the clubhouse policy.

Mr. DiBiase mentioned effective June 17, 2022, a new area code (983) will be added in Colorado.

**Approval of the Minutes:** Mr. Letson requested a correction to the wording in the sentence in the New Business section to clarify that the word "he" be changed to "Mr. Lynch". Corrected: Mr. Klatskin had the discussion with Mr. Lynch that once *Mr. Lynch* speaks to Fidelity he is to confirm that *Mr. Lynch* won't have an adverse tax consequence and encourage Fidelity to relieve the HOA of any fiduciary liabilities. **A motion (Kiner/Fireman)** to approve the April 27, 2022, Meeting Minutes as amended passed with no opposition.

**President's Message:** Mr. Bulkley reported our HOA Insurance representatives, Mr. Towne and Mr. Loner did a presentation with an open forum on May 4, 2022. The meeting link and the insurance summary are on the website. Mr. Bulkley stated the review process of insurance renewal proposals will begin in June and he hopes to have a policy proposal by July's meeting. Mr. Bulkley cautioned that he anticipates anywhere from a 13% to 30% premium increase. Mr. Weber added that for the last two years the timing of when we have gotten the renewal policy quotes has been subsequent to the July Board meeting, therefore a special meeting was needed for review/approval.

Mr. Bulkley mentioned that completion of the Pond 4 repair has been delayed by water seeping along the bottom of the pond. Due to the seepage, the contractor decided to postpone further work since they would not be able to warranty the liner, if installed. Mr. Bulkley stated we have reached out to two engineers for their opinion. Mr. Froebel, the engineer, is available to meet, May 23rd. Mr. Dominguez suggested doing the Shotcrete method which could last 6-8 years. Mr. Bulkley relayed Mr. Lynch's comment if we must wait until the fall to finish the pond, we should not lose too much water due to the repairs we have done so far. Mr. Fireman stated if we do delay through this season, we can still have the pond filled with water and when we are ready to proceed with the repairs there will not be an extensive clean out process when the pond is drained in the fall. Mr. Bulkley

mentioned the contract with NPW has yet to be canceled, since we are waiting for the second engineers' response, and we expected to pay for the power wash and trip fees.

Mr. Lynch's last day is June 10, 2022. Mr. Lynch has requested not to have a retirement party.

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

**ONGOING PROJECTS:**

- Pine needles clean up
- In-house trimming and pruning
- Mowing and edging/string trim
- Pool – prepping pool to open Memorial Day weekend
- Arbor Garden: Tree Removal & Pruning per contract; any outside requests will be at owner's expense
- Paint Units – carpentry work will begin, weather permitting
- Sod installation and seeding
- Common area – in-house tree spraying (prevent diseases)

**NEW PROJECTS:**

- Pond 4 –NPW update

**COMPLETED PROJECTS:**

- Common area plantings – behind Units 418 and 471

Homestead Paint Proposal: Mr. Weber stated after completion of the Spring paint inspection and the “hotsy” power wash sample procedure, which did not have the results we anticipated, the Committee agreed to add four buildings to this year's paint schedule. Costs for painting the additional units will remain within the budget and minimize the paint list for the next two years. A **motion (Weber/Fireman)** to accept the Homestead Paint revised 2022 proposal in the amount of \$76,500 passed unanimously with no opposition.

**Treasurer's Report:** Mr. Fireman provided and discussed the April 2022 financial reports. Mr. Fireman reported \$256K in the operating bank account, and \$259K in the Capital Reserve bank account. Mr. Fireman stated there is an item for Fidelity, General Manager's defer compensation which should roll off to Mr. Lynch's personal account next month. Mr. Fireman reported in terms of variances for the monthly budget: we are starting to see the impact of inflation in the costs for utilities, fertilizer, office supplies, and other various items. The staff salary increase is reflected in this as well. The Chateau has paid their balance to date. Master Planting over budget (\$2.8K) Sewer laterals currently under budget (\$4K). The Tree Maintenance will be starting and hoping the recent storm damage does not impact the budget. The balance sheet as of the end of April reflects consolidated reserve balances of \$621,798 of which \$530,123 is in bank checking or investments accounts, and another \$115,358 is in prepaid insurance, which will result in increased cash flow over the next 4 months as a result of being a non-cash item in the Profit and Loss Statement.

**Finance Committee:** Mr. Fireman discussed and reviewed the sign contracts submitted by Architectural Signs for the replacement of the signs at the main entrances as well as the monument signs in the amount of \$13,841.31 and the interior directional signs in the amount of \$9,411.70. Mr. Fireman stated that Ms. Stonbraker has worked on these signs for two years, designing, and negotiating to make sure it comes under budget, and she has done a phenomenal job. The stonework and solar light were not included therefore expect to be over budget (\$3.7K). Ms. Stonbraker will investigate if we can store the signage materials (2022 prices) on-site. A **motion (Fireman/Letson)** to accept the Architectural Signs contracts in the amount of \$23,253.01 passed unanimously with no opposition.

**Long-Range Planning Committee:** Mr. Weber reported the communication notice for Court 3 is in the works, once reviewed and approved an email blast will be sent. The LRP and Finance Committees met Monday, May 16,



2022, via zoom with Mr. Farley of Association Reserves (completed our current Reserve Study). A significant outcome from the meeting is the plan to use the UPlanIt software tool to assist staying on track with accurate reserve funding information and updating.

**Architectural Review Committee:** Ms. Wolach reported three ARC requests and approvals in April – Units 102 and 451 deck replacements; and Unit 393 replace garage door and outside carriage lamp. In May five requests so far, with three of them already approved. The committee will be meeting next month to finalize the paint color proposal for the June Board meeting and to discuss the use of artificial turf.

**Landscape Committee:** Ms. Lederer reported the planting materials irrigation and multiple plants have been installed into the terraced planters along Temple Drive, so this project is completed. The Committee is trying to repurpose plant material, when available. . Ms. Lederer mentioned we had some donated grasses that were transplanted along the Yosemite fence line and on the back side of the berm at the Yosemite/Union corner; transplanted some minimal maintenance ground cover behind Units 449 and 471; transplanted several ground covers to the bare area along the pathway between Units 414 and 416. Ms. Lederer mentioned her concern about the water source along the street side of the Yosemite fence, the sprinkler lines and sprayers were disassembled and she's not sure if its Denver Water or Comcast property, the Committee is concerned about planting in this area if it is going to be removed.

**Insurance Committee:** Mr. Bulkley mentioned Mr. Beakes did an excellent job communicating the insurance information alongside the Moody agents. The link to the May 4th insurance presentation is on the website.

**Social Committee:** Ms. Bunker confirmed the Food Truck event with activities will be on July 21, 2022. Drinks on the Deck is on June 14, 2022. Ms. Bunker stated a Holiday party is on hold for now.

**Clubhouse Committee:** Ms. Burke's report on the clubhouse reservation form is on hold until the June meeting.

**Communications Committee:** Any articles for the July/August newsletter should be submitted by June 24, 2022.

**Old Business: Pool Furniture:** Ms. Goff reported the samples have arrived and the Committee will be meeting in June for a decision to propose to the Board. Mr. Bulkley suggested displaying the samples for the community to see them as well. Ms. Miller stated the crew did an inventory of our current furniture and will be re-strapping the chairs as needed in the interim before a final decision is made about purchasing replacement furniture.

Mr. Bulkley mentioned the Board meetings will continue to be hybrid (in-person/zoom).

Mr. Bulkley related from Mr. DiBiase the search for a new website platform is on hold and we will continue using our current platform.

### **New Business:**

*Landscape Committee responsibilities:* Mr. Kiner reported the responsibility of the Landscape Committee has evolved since he started on the ARC/Grounds, which were a combined committee years ago. Mr. Kiner reiterated the responsibility of ARC is per our Bylaws and suggests the Landscape Committee should be a separate committee from ARC. Mr. Kiner provided a Landscape Committee Rules and Responsibilities report for review. The Landscape Committee should have a set number of members and serve as an advisory role to the General Manager and the Board for the common area.

New owners need to be reminded to start reviewing the rules, follow the procedures, and confirm approval from ARC before making any changes within their plot.

**Executive Session:** At 7:37 p.m., a **motion (Kiner/Weber)** to adjourn into an Executive Session to discuss personnel matters which passed unanimously. At 7:48 p.m., a **motion (Kiner/Weber)** to resume the regular session passed unanimously.

**Adjournment:** At 7:48 p.m., there being no further business, a **motion (Kiner/Weber)** to adjourn until Wednesday, June 22, 2022, passed unanimously.

Respectfully submitted,  
Angela Miller, Recording Secretary

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**June 22, 2022**  
**Stoney Brook Clubhouse and via Zoom**

Preliminary - Not Approved by the Board

**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 about who she should work with from the Association in promoting and hosting two educational seminars, since she has yet to receive a response.

**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 Vinteam, 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