

Minutes of HOA Board Meeting, June 26, 2018
Meeting held at Clubhouse

Call to Order:

Meeting was called to order at 6:08pm by President Harry Gordon. Board members in attendance were: Harry Gordon, Wayne Allen, Wade Richardson, Debbie Mocnik; Nicole Greer via teleconference for HOA contract discussion. Absent: Jeff Stava, Lanny Gridley.

Meeting Agenda:

Agenda approved with a few additions.

Approval of Minutes:

Minutes of May 8, 2018 meeting previously approved via email.

President's Report (Harry Gordon):

- Management service transition - Harry has received draft from Nicole and asked that each Board member review their particular portion of proposed contract with The HOA Group.
- After contract is approved, the Board will begin work on revising ByLaws to allow enforcement of covenants.
- Harry and Wayne met with councilor Jeannie Cue for a walk-thru of the creek as it flows onto StoneBrooke property. The next step in pursuing City help to obtain riprap, will be to meet with the applicable City personnel.
- Harry will remind neighbors of the Board's standing on fireworks: The use of fireworks in the city limits is unlawful and a violation of the city ordinances. We don't have the authority to determine the seriousness of the violation. We also have no authority to police the use of fireworks except to remind our residents that it is a violation of city ordinances.

Vice President's Report (Wayne Allen):

Security:

- Wayne noted that we could cut back on security patrol to nights only, at a savings of approximately 50%.
- The next step in the Alert Neighbor's program (Michael Fellwock, coordinator), is to hand out pamphlets.

Grounds Manager's Report (Wayne Allen):

Grounds:

- Approximately 20 people turned out for our annual work day. Ponds were cleaned of debris, trees by the covered bridge were trimmed and much debris removed from area. Discussion regarding the responsibility for trees that are planted in common areas by residents. It was noted that residents need to receive board approval for any changes they are wanting to make to the common areas, including planting of trees. Ownership of any trees planted in common areas is automatically assumed by the Board.
- Wayne reports that our urban forest looks good. He has received a bid of \$4,000 to take down and grind the stump of the large rotted tree by the creek in Phase 1, and to remove broken limbs from some other trees. Wayne will pursue obtaining one or two other bids, with and without grinding of the stump.
- No current update on other future tree planting.
- Overall landscape refresh is on hold given the time of year. Goal will be to refresh certain areas prior to next spring. However, it was noted that the north Elwood entrance needs

some attention now. Wayne will contact Lawnovations to have them do some temporary planting at this entrance.

- Lawnovations has been requested to provide a quote to remove/spray weeds in the retaining rock walls.

Ponds:

- Wayne noted that the fountain on pond #1 is currently down, and that the ponds are being treated for algae.

- Ponds #1 & 2 will need to be dredged in the near future.

Treasurer's Report (Jeff Stava):

As Jeff was absent there was no financial report. However, via e-mail Jeff noted that he needs the following approved and noted in the minutes:

- a. Add Jan Farrimond of The HOA Group as signatory on the StoneBrooke checking account
- b. Allow The HOA Group (Jan Farrimond) permission to order printer fed check stock
- c. Remove Todd Harrell as signor on checking account
- d. Add Jeff Stava as Treasurer
- e. Approval to open a savings account (interest bearing) to deposit StoneBrooke reserve funds with Harry Gordon, Wayne Allen and Jeff Stava as signors/account holders.

Motion made, seconded and unanimously approved for items a - e, above.

Secretary's Report (Debbie Mocnik):

No actions to report since May 8 meeting.

Social Committee Report (Debbie Mocnik):

Social activities since May 8 were:

- Movie Night on June 1. Coordinated by Bev Allen. Cost = \$340.94.
- End of school year pool party with bouncy slide on June 3. Coordinated by Sandra Schraf. Cost = \$250.
- Garage sale and evening food truck party with music on June 9. Coordinated by Sally Mulready and Kristen Ross. No cost to StoneBrooke.

Discussion regarding payments to residents that might perform services to the StoneBrooke community. Any payments would need to be discussed and approved prior to work being contracted/performed.

Common Area Facilities Manager Report (Wade Richardson):

Pool & Clubhouse:

- Clubhouse needs some minor cosmetic repairs on interior and paint on exposed wood on exterior. Also new wall-mounted soap dispensers in both bathrooms and clubhouse kitchen. Wade will coordinate with Bruce.
- All pool access key cards (100) have been activated. 35 key cards have been distributed to residents in the last few weeks. \$40 has been collected and submitted to Treasurer as payment for additional cards. Wade will provide cards to Jan of The HOA Group to be included in New Resident packets. Note: Wade has provided Debbie, as SB secretary, detailed written instructions on how to use the pool key card software system.

- Wade has developed a tracking sheet including resident names, card numbers and contact information, for input to a master data base. It is anticipated that The HOA Group will further expand this list going forward.
- Approval for 2018 pool opening was obtained by the Health Department. However, the Health Department will require the following maintenance/repairs be performed prior to the pool opening in 2019. The estimated cost for performing these repairs is approximately \$15,000.
 1. Replace sloped tile entry into the shallow (beach entry) end. (The pool was closed for a day so a temporary patch of tile could be installed to allow us to get through the current pool season. It was discussed that we were not happy with the color of the tile that the contractor used, but as the pool would need to be partially drained and closed for a 2nd day, we would not pursue replacing the temporary patch.)
 2. Re-plaster the entire pool. Decision will need to be made whether to re-tile or plaster the beach entry end.
 3. Drainage line updates at the skimmers due to recent code updates.
- Wade recommended adding a new landscape bed with ornamental shrubs/trees along the south side of the pool fencing to provide screening. Discussion regarding adding of new landscape beds vs. refreshing of current beds. No action taken.
- Wade recommended adding a 3rd large umbrella or sail shade to the pool area. He will research costs and followup with previous pool/clubhouse manager on past research.
- Discussion regarding adding some BBQ grills at the common area by the pool/clubhouse. Decision made to not pursue.

Disc Golf:

- Wade would like to soften the view of the Hole 6 basket from 77th St and the adjacent residences. He recommends fast growing ornamental trees (hybrid poplar tree, crape myrtle, rose of sharon, etc.), be planted between the practice field and the basket. It was recommended that this be added to the possible future planting of trees in this area.

Architectural Committee Chairman (Nicole Greer):

- Via teleconference, Nicole respond to board member questions regarding the revised contract between The HOA Group and StoneBrooke. Harry then asked board members to review portions of the contract applicable to their current areas of responsibility, and to respond to both Harry and Nicole by Thursday, June 28. Harry and Nicole would then finalize the contract with Harry signing as SB president. Effective date of contract to be July 1, 2018. Copies of contract signed by both StoneBrooke and The HOA Group will be provided to Jan Farrimond (The HOA Group), Nicole Greer (architectural committee chairman), and Debbie Mocnik (SB secretary).
- The next step will be revision of SB ByLaws to allow for covenant enforcement. Once finalized by the Board, the revised covenants will be presented to the HOA membership for approval.

Assistant Treasurer and Website Manager's Report (Lanny Gridley):

No report at this time.

Old Business:

- Status of standardized signage replacement and costs (Wade Richardson) - No report at this time.
- Street lighting update (Jeff Stava and Wade Richardson) - No report at this time

- Creek area north of bridge barren of grass (Wayne Allen and Wade Richardson) - This area has become barren over time due to minimal sun and water, causing tree roots to become exposed. Various options were discussed. It was recommended that Wade check with GEM Dirt regarding the possibility of pine needles or similar type of ground cover/mulch to help reduce further erosion.
- Standardization of neighborhood park benches (Debbie Mocnik) - In response to previous FB requests for benches around the ponds, Debbie is continuing to research the possibility of concrete park benches (style/cost). The current epoxy coated metal benches located at the clubhouse and basketball court need repair of the epoxy, and previous research has not identified a company capable of doing the repairs.
- Playground mulch (Jeff Stava and Wayne Allen) - Jeff will update Wayne on this project.

New Business:

Chris Keys development along Elwood:

- Has purchased significantly all the property along Elwood south of the apartment complex to StoneBrooke's north property lines. Signs have been installed advertising lots for sale.
- Property must be rezoned to RS3 from AG.
- Gene Phillips with Wallace Engineering (developer's engineer) will contact Harry to coordinate a meeting with HOA board members, developer, and councilor Jeannie Cue prior to their BOA hearing for rezone (August/September). StoneBrooke's interests include:
 - a. keeping the large trees that butt up to SB's north property line;
 - b. replacing the current wire and wood fencing along SB's north property line with a brick wall matching SB's current brick wall;
 - c. accessing sanitary sewer manhole in yard to the east of the creek adjacent to SB's north lot line;
 - d. Guthrie Avenue connection into SB;
 - e. traffic concerns on Elwood;
 - f. stormwater runoff control.

Next Board Meeting:

Tuesday, July 17, 2018. 6:00pm. Location to be determined (clubhouse not available).

Meeting Adjourned at 9:33pm.

Respectfully Submitted:

Debbie Mocnik, Secretary

Date

Approved:

Harry Gordon, President

Date