

Minutes of HOA Board Meeting, November 6, 2018
Meeting held at Clubhouse

Call to Order:

Meeting was called to order at 7:06pm by President, Harry Gordon. Board members in attendance were: Harry Gordon, Wayne Allen, Wade Richardson, Debbie Mocnik. Absent: Jeff Stava, Nicole Greer. The HOA Group was present via phone.

Meeting Agenda:

Agenda approved as presented.

Approval of Minutes:

Minutes of September 17, 2018, meeting previously approved via email.

President's Report (Harry Gordon):

Harry reminded members to forward to him any pictures of water flowing through StoneBrooke ponds and creeks during heavy rains. Debbie had gathered photos/video's and will forward.

Vice President's Report (Wayne Allen):

Security: We are continuing with GoldStar Security as presently contracted.

Grounds Manager Report (Wayne Allen):

1. Trees: Wayne contracted with Gary's Tree Service to remove various dead trees, limbs, and underbrush throughout the common areas. Cost = \$3,000. Wayne noted that he may contract with them again in the spring to have a tree climber remove dead tops of trees in greenbelt areas.
2. Creeks: No new problems have been reported. Wayne noted that we may want to consider installing riprap throughout the creek ourselves, at some point in the future. While the City has installed some riprap, it is not looking promising that they will continue.
3. Ponds: All fountains are operational. New lights have been installed on all for a cost of \$1,083.
4. Playground Mulch: Wayne has been unsuccessful in contacting company that had previously submitted bid for adding mulch to the playground area in order to bring it up to code. Therefore, he researched and has identified a company that will bulk ship mulch to us, and then he will contract with the HOW Foundation to have the mulch installed. Previously, the board had approved an expenditure of up to \$17,000 for purchase and install of mulch (see minutes of March 14, 2018.) It is anticipated that by doing the purchase and install ourselves, the cost will be well under the previously approved amount.
5. North Elwood entrance plantings: Planned for Spring, 2019.
6. Asphalt sealing at 78th St entrance: No report at this time.
7. Trash can liner replacements: Done
8. Repair of cracks in sidewalk: No report at this time.
9. Repair of footbridge: Done
10. Bids for common area mowing and landscaping: Wayne will work with Jan to develop two RFP's; one for mowing, one for landscaping.
11. Clubhouse hot water pressure: Fixed. The problem was a valve that had been shut off.
12. Christmas lights: In process of being installed.

Treasurer Report (Jeff Stava):

As Jeff was absent, we had no formal report. Jan of The HOA Group noted the following:

1. She will email a financial report to the Board in 7-10 days.
2. She will continue to use the same reporting format that Jeff has used, through the end of 2018.
3. She has entered StoneBrooke's financial transactions from December, 2016, forward, into The HOA Group financial software program.
4. Jeff continues to check the StoneBrooke PO Box and forward applicable information to Jan.
5. It was noted that Harry and Wayne need to sign the signature cards at the bank.
6. Jan is beginning to review various recurring charges and identifying areas where we can potentially save money. For example, she noted AT+T for the pool phone; service can be discontinued during non-summer months.
7. Jan will check with Jeff to see if he is in agreement with her sending letters to any owners that are delinquent in their dues.
8. It was requested that Debbie contact Jeff with a request to review our current financial picture and then provide us with a recommendation on whether or not we should consider a dues increase for 2019, and if so, what percentage would he recommend.

Secretary's Report (Debbie Mocnik):

Actions since September meeting included authorization (motion, 2nd, unanimously approved) for Wayne to spend up to \$3,000 for tree and brush removal.

Social Committee Report (Debbie Mocnik):

1. Unfortunately Halloween activities were cancelled due to rain. Coordinator was Sandra Scharf.
2. Car show was held on Sunday, Oct. 28. Coordinator was Kate Hartman.
3. Pics with Santa will be held on Sunday, December 9, at 3:00pm. Coordinator is Pam Gordon. Jan of The HOA Group mentioned that if we provide her with a flyer, she can print and include it with the dues notification letter.

Common Area Facilities Manager Report (Wade Richardson):

1. Wade is preparing pool repair BID letters for distribution in January, in order to have repairs done in April, 2019
2. Wade has installed three "No Trespassing - Violators will be Prosecuted" signs near the covered bridge and at the 1st hole of frisbee golf course. He will install the same signage at the ponds and basketball court in the near future. Having "No Trespassing" posted gives residents permission to tell people to leave, and allows for the police to be called and violators to be prosecuted. Some neighbors have expressed concerns about non-residents being directly behind their back yards while playing on the neighborhood frisbee golf course.
3. Wade noted that by delaying the purchase of the new pool umbrella to 2019, we could potentially incur up to a 5% price increase. The board had previously approved purchase of umbrella to arrive prior to 2019 pool opening (see minutes of September 17, 2018.) The board authorized Wade to move this purchase to 2018 in order to avoid any potential price increase.

Architectural Committee Chairman (Nicole Greer):

As Nicole was unable to attend the meeting, she forwarded information to the board.

1. Written approval was given to Cagle Construction for new residential construction at 676 W 77th Place. A copy of the letter was provided to The HOA Group for filing.

2. A request had been received from the people building at 506 W 80th Place, to raise the height of the brick wall that delineates StoneBrooke's boundary along 81st St. Nicole, Wayne, Kevia (president of The Reserve), and Jan had previously met and discussed the request. After board discussion, a motion was made, 2nd, and unanimously approved to NOT allow the raising of the brick wall. Primary reasons for non-approval include: where the boundary wall sits is a special grant from the utility company, and we do not believe we have the right to alter the wall; it is unknown if the integrity of the wall can support the added weight of additional height and if the wall were to fail it becomes the responsibility of the HOA to fix; additional height at that one area would not be aesthetically pleasing; altering the wall would be precedent setting.
3. Nicole will email to the board her proposed changes to the ByLaws.
4. Jan will email the board her lists of covenant violations based on her company drive throughs. The board authorized Jan to begin to send letters to those in violation.

Issues from The HOA Group (Jan Farrimond):

No issues other than what has been reported throughout these minutes.

Old Business:

1. Street lighting update: no report
2. Concrete bench project: Debbie and Wayne, along with neighbor, have identified five - six locations for benches. Four benches to be placed by ponds 1 & 2, and one or two to be placed by the covered bridge and frisbee golf. Benches will be embedded into concrete slabs.

New Business:

None discussed

Next Board Meeting:

Wednesday, January 9, 2019; 6:00pm

Meeting Adjourned at 9:47pm

Respectfully Submitted:

Debbie Mocnik
Secretary