

Minutes of HOA Board Meeting, September 17, 2018  
Meeting held at Clubhouse

**Call to Order:**

Meeting was called to order at 6:02pm by President, Harry Gordon. Board members in attendance were: Harry Gordon, Wayne Allen, Jeff Stava, Wade Richardson, Nicole Greer, Debbie Mocnik. Absent: The HOA Group.

**Meeting Agenda:**

Agenda approved as presented.

**Approval of Minutes:**

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

**President's Report (Harry Gordon):**

1. Discussion regarding receipt of Lanny Gridley resignation letter. Motion made, 2nd, and unanimously approved to accept resignation and to not fill the vacant position at this time.
2. Discussion regarding lack of progress from City on request that additional rip-rap be added to our creek banks due to erosion resulting from various development around StoneBrooke. Harry remains committed to focusing on StoneBrooke's need for protection from additional erosion. Various pictures and videos of the amount of water flowing thru our pounds and creeks due to heavy recent rains, are to be forwarded to Harry for documentation purposes.

**Vice President's Report (Wayne Allen):**

Security:

1. Non-residents using the basketball court were asked to leave.
2. Neighbors that had jumped the pool fence and were swimming, after the pool had closed for the season, were asked to leave the pool.

**Grounds Manager Report (Wayne Allen):**

1. Trees: A large dead tree, and it's stump, was removed from the common area in Phase 1 at a cost of \$2,000. A dead tree by the bridge needs to be removed. A tree planted on common property by a homeowner in Phase 2 has died. Wayne will send letter to homeowner prior to removal of the tree. Removal of dead limbs is ongoing.
2. The rock wall that begins by pond #3 and runs from the south side of Phase 3 to the east has been treated for weeds at a cost of \$2,000.
3. Wayne will contact Jan of The HOA Group for assistance on an RFP for common area maintenance. The belief is that the maintenance of the common areas should be divided into two parts: common area mowing; and landscape planting and maintenance. Discussion also regarding the lack of landscaping at the north Elwood entrance (removal of dead shrubs in 2017 and not replaced.)
4. Fountains: Fountain on pond #1 repaired, \$2,793. Fountain on pond #2 currently turned off. Believed it is clogged due to debris from the recent heavy rains. Lightbulbs need to be replaced on all the fountains. Cost is \$500 each due to waterproof seal and type of bulbs.
5. Cracks, due to tree roots, on a portion of the walking path near Elwood, need to be repaired.
6. Basketball court trash can liner needs to be replaced.
7. The foot bridge, east of the basketball court, needs repairs. Wayne will get with Jan for assistance in obtaining estimates.
8. It is believed that the water leak on 81st St has been repaired.

**Treasurer Report (Jeff Stava):**

1. YTD spending is at 70% of budget. See attached financial report.
2. Jeff projects that we will be approximately \$4,000 under budget by year-end.
3. Transfer of financial records to The HOA Group has begun.
4. Discussion regarding a potential dues increase for 2019. Last dues increase was January 1, 2014. Discussion included age of neighborhood, playground and pool re-do expenses, as well as potential amount of increase, if any. It was decided to continue this discussion at the next board meeting.

**Secretary's Report (Debbie Mocnik):**

Actions since July meeting included authorization given to Wayne to contract with company to remove and treat weeds in stone wall.

**Social Committee Report (Debbie Mocnik):**

Upcoming events include Car Show on October 28, Halloween activities, and Christmas Pics with Santa.

**Common Area Facilities Manager Report (Wade Richardson):**Pool & Clubhouse:

1. Wade reported that the hot water pressure in both bathrooms and clubhouse kitchen has significantly decreased. Wade will contact a plumber.
2. Dry rot on the west side of clubhouse has been repaired, and windows have been re-caulked.
3. Wade has provided The HOA Group with the pool key card list begun this season.
4. Discussion regarding extensive pool repairs previously noted as being required by the City. A motion was made, 2nd and unanimously approved for Wade to spend up to \$40,000 on pool repairs, new pool umbrella, and additional pool furniture. Wade will obtain bids and schedule necessary repair work for April, and will order umbrella and furniture to arrive prior to 2019 pool opening.

Other:

Wade will get with Bruce regarding sealing of asphalt at the 78th Street entrance.

**Architectural Committee Chairman (Nicole Greer):**

1. Nicole has met with builder of new home build at 676 W 77th Pl. She has some additional questions regarding adherence to covenants, and Wade has volunteered to assist.
2. Nicole is continuing to work with The HOA Group regarding ByLaw and Covenant revision recommendations.

**Old Business:**

1. Street lighting - Jeff will email a PSO map of the original lighting to Wade.
2. Playground Mulch - Wayne will follow-up with contractor.
3. Neighborhood Signage - Wade will work with The HOA Group to develop recommendation for new signage to be placed near our common area amenities. The plan is for the signage to be more specific regarding trespassing and thus allow for police enforcement of nonresident trespassing.

**Issues from The HOA Group:**

As Jan was not able to attend the meeting, Harry will contact her and discuss items needing her attention and issues that she may be aware of.

**New Business:**

1. A resident has approached the board regarding adding some concrete benches around the ponds. Benches will be in the range of \$450-\$700. Concrete pads will be roughly \$500. Debbie is coordinating.
2. A resident asked Harry about the addition of a neighborhood pickle-ball court. Harry explained to the resident that she should provide the board with a detailed request including total cost and location.
3. Discussion regarding inquiry as to changing the covenants to restrict portable basketball goals and to allow installation of permanent goals.
4. Discussion regarding inquiry from resident to make some areas, especially around the ponds, a wildlife area with natural plantings similar to what the Gathering Place did around Peggy's Pond.
5. Discussion regarding two houses that are for sale on the southwest corner of 81st & Elwood, and zoned commercial.

**Next Board Meeting:**

Tuesday, October 30, 2018. 6:00pm at the Clubhouse.

**Meeting Adjourned** at 8:55pm.

Respectfully Submitted:

Debbie Mocnik  
Secretary