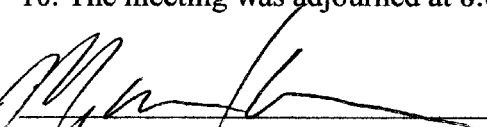
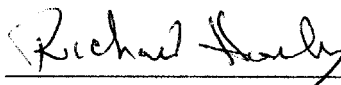


MINUTES OF THE BOARD OF DIRECTORS
OF THE STONEBROOKE OWNERS ASSOCIATION
14 January 2010

1. Meeting was called to order by President Korn at 7:05 pm.
2. A quorum was declared with 6 directors present and 1 absent:

Megan Korn – present	Larry Turner--present
Randy Branstetter – present	Mark Sharp – present
Mike Sharp – absent	Rob Miles – present
Ric Harber - present	
3. The minutes of the 04 December 2009 meeting were approved as presented.
4. Director Ric Harber presented the final financial report for 2009 and the report for the first half of January 2010. It was noted that 42 Association members have paid their association dues. It was also noted that the Stonebrooke Development Group advanced \$1000 of their 2010 contribution in late December to cover payments that were due. As a result, the 2010 budget was adjusted (reducing the Developers Subsidy by \$1000 and reducing the Contingency line item by \$1000). A motion was made and seconded to approve the financial reports as presented. Motion passed 6-0.
5. Landscape Maintenance. The walk through with Lawnovations went well and they confirmed their bid. A contract has been signed.
6. Larry Turner was nominated to complete John Aldridge's term as Association Vice-President.
7. Discussion of Stonebrooke concerns:
 - a. Flood plain Situation: FEMA is still within its 90 comment period on the request to reinstate the previous LOMR letters.;
 - b. Dead Trees – in green zone area: The work to remove the dead trees is scheduled. Still need written concurrence from one of the affected homeowners.
 - c. Traffic control: The City will present a revised plan.
 - d. Online Directory: To date, no one has indicated a willingness to be included in the online directory.
8. Detailed Agenda for the April Association meeting will be discussed at the next Board Meeting.
9. The date for the next Board meeting was set for 4 March 2010, 7:00 pm.
10. The meeting was adjourned at 8:00 pm.


Megan Korn – President


Ric Harber – Secretary

2009 Stonebrooke Owners' Association Budget and Execution

Beginning Bank Balance (1/1/2009) \$14,360.90

Item	Budget	End of Year	
Income			
2008 Dues (collected in 2009)	\$ 3,033.44	\$ 2,100.00	
2009 Dues	44,100.00	46,685.66	
2010 Dues	-	7,350.00	
Developer subsidy	20,000.00	31,000.00	
Legal Fees	-	708.44	
Pool Key Fees	-	10.00	
Totals	\$ 67,133.44	\$ 87,854.10	\$ 87,854.10

Expenses			
Utilities	\$ 20,500.00	\$ 17,728.33	
<i>Electric</i>	14,000.00	12,312.76	
<i>Gas</i>	750.00	839.63	
<i>Water</i>	5,000.00	3,797.09	
<i>Telephone</i>	750.00	778.85	
Lawn Maintenance	35,000.00	56,296.92	
Pool Expenses	15,000.00	9,256.61	
Clubhouse Expenses	-	1,430.47	
Repairs	1,500.00	2,462.50	
Insurance	4,500.00	4,567.36	
Legal Fees	-	1,805.94	
Taxes	25.00	18.00	
Office	1,000.00	899.74	
Totals	\$ 77,525.00	\$ 94,465.87	\$ (94,465.87)

Closing Bank Balance (12/31/2009) \$7,749.13

Additional Resources

Credit Balance with ONG	\$ 380.04		
Deposit		570.00	
Interest		6.15	
Charges		(196.11)	196.11
Outstanding Check to AT&T		66.49	66.49

Actual Bank Balance 12/31/2009 \$8,011.73

Effective Bank Balance 12/31/2009 \$7,945.24

Prepared and submitted by Richard Harber 1/14/2010

2010 Stonebrooke Owners' Association Budget and Execution

Beginning Bank Balance (1/1/2010)

\$7,945.24

Item	Budget	Thru 1/14/2009
Income		
2009 Dues (collected in 2010)	\$ -	\$ -
2010 Dues	77,000.00	10,850.00
Developer subsidy	34,000.00	-
Legal Fees	-	-
Pool Key Fees	-	-
Totals	\$ 111,000.00	\$ 10,850.00

Expenses

Utilities	\$ 29,700.00	\$ 670.73
<i>Electric</i>	18,000.00	670.73
<i>Gas</i>	900.00	
<i>Water</i>	10,000.00	
<i>Telephone</i>	800.00	
Lawn Maintenance	57,500.00	
Pool Expenses	9,225.00	255.00
Clubhouse Expenses	1,750.00	50.00
Repairs	2,500.00	
Insurance	4,600.00	
Legal Fees	1,200.00	
Taxes	25.00	
Office	1,500.00	
Contingency	3,000.00	
Totals	\$ 111,000.00	\$ 975.73

Closing Bank Balance 01/14/2010

\$17,819.51

Additional Payments "Made" thru 01/31

\$ 4,038.58

Electricity	222.53
Natural Gass	187.16
Water	113.89
Phone	
Lawn Maintenance	3,350.00
Pool Expenses	165.00
Clubhouse Expenses	

Effective Bank Balance 01/31/2010

\$13,780.93

Additional Resources

Credit Balance with ONG

\$ 192.88

From 2009	380.04
Charges	(187.16)

Actual Bank Balance

\$13,968.09

Effective Balance plus ONG Balance Charges

Prepared and submitted by Richard Harber 01/14/2010