

Stonebrooke HOA Board Meeting
Tuesday, June 5, 2012
6:30pm
Meeting Minutes

In attendance: William J. Stava, III, Larry D. Turner, Jeffrey D. Hamilton, Megan F. Korn, Monte L. Thacker, Harry R. Gordon, Brian T. Torgerson, Randy A. Branstetter
Absent: Trent Shores

Minutes approved: Jeff Hamilton made motion; Harry Gordon seconded the motion.
Motion approved.

- I. Treasurer's Report
 - a. Approval of 2012 Budget (was not approved at meeting)-Jeff Stava made a motion to approve the 2012 budget, Brian Torgerson seconded. Motion approved.
 - b. Year-to-Date Report—
 - i. Most was normal except pool servicing. This is new due to season.
 - ii. Concern addressed about utility bills on clubhouse. A/C has not been turned down appropriately at times. Door was left open one time, as well.
 - iii. Web hosting—should we change from billing through Ric Harber to another board member.
 - iv. Down to 3 residents who have not paid 2012 dues. Letters should be mailed to them within the next 2 weeks. Concerned about legalities of liens in connection to the covenants. It has been recommended that we have all signed documents online.
 - v. We will renew our insurance policy beginning August 2012.
 - vi. Jeff Hamilton made a motion to approve YTD report; Harry Gordon seconded the motion. YTD report approved.
- II. Basketball Court Sign
 - a. Reviewed and revised court rules sent by Megan. She will get signs manufactured and installed. Handyman should be able to install signs.
 - b. Jeff Stava made a motion to order/buy sign. Brian Torgerson seconded. Motion approved.
- III. Welcome letter: Approved to be put on the website and will be sent to new residents.
- IV. Grounds Issues
 - a. Ponds—We probably should begin treatment programs to help with the algae/vegetation. Quotes were received.

- i. Ponds RX-\$2300; American Bacterial Solutions--\$3600; Lawnovations will be getting us a quote. Programs run 6-7 months out of the year.
- ii. Also, discussion about getting grass-eating carp. It may be more environmental and less expensive.
- iii. We want to make sure that the current fish won't be killed by the chemical solutions. Suggestion to do half and half: Carp and chemical solutions. Goal is to make it look nice and keep weeds and algae away.
- iv. We are going to wait until Lawnovations gives quote on dredge. Then, we are going to continue discussing chemical solutions.
- v. Megan made motion to buy the carp. Jeff Stava seconded. Motion approved. Jeff Hamilton will order the fish.

b. Dead Trees

- i. There are several dead trees around the common areas.
- ii. Jeff Stava suggested that we orange tape all dead trees and have companies quote. Priority trees are those that could cause injury to residents or damage houses. Next priorities are the trees that affect aesthetics of neighborhood. Jeff Stava will help assess how many trees that we have and see if his contact can give him a quote.

c. Greenbelt area

- i. Someone is dumping tires in our greenbelt. Debris is abundant. Randy to get quote from his crew to clean up the greenbelt spillway.

V. Landscaping discussion

- a. Discussion about assessing areas where there is dead landscaping.
- b. Board still wants to hire Southwood to come in and do the assessment; Brian Torgerson to get with Southwood.
- c. Trees need to be put in in October/November timeframe.
- d. Medians need attention. The landscaping is dying.
- e. Landscaping contract will be up for bid for Jan 2013. This will need to be big topic at August meeting.

VI. Handyman—give lists of repairs needed for handyman to Monte Thacker. Monte will meet with him to get on the repairs.

VII. Miscellaneous

- a. Lots are trashy looking right off of 81st.
- b. Megan asked that an email go out regarding dogs needing to be on leashes.

- c. Monte brought up a resident asking that there be an adult swim time at the pool. Board agreed that this was not possible due to the complex organization for something like this.

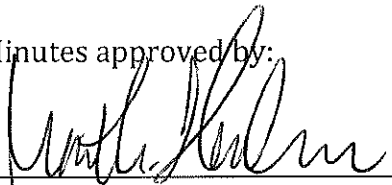
Meeting was adjourned. Next meeting date was not set.

Motions/Actions done through email:

June 14 - Backyard projects for Mike Hensley and Clint Briggs approved.

June 18 - Monte made a motion to purchase a buster boat and trolling motor for the neighborhood in order to maintain pond lights. The board approved the purchase, however, Jeff Stava brought concerns to the table about spending money on these items. Jeff is willing to lone his paddleboat with one of his friend's trolling motors in order to fix the lights at this point. Monte decided to table the issue at this point and accept Jeff's offer to use his boat.

Minutes approved by:



President

7/3/2012

Date

Secretary

Date