

MINUTES OF THE BOARD OF DIRECTORS  
OF THE STONEBROOKE OWNERS ASSOCIATION  
September 13, 2010

Director Turner called the meeting to order at 1925 hrs.

A quorum was declared with five (5) directors present and two (2) absent:

Larry Turner-Present  
Chris Major-Absent, but arrived later at 2000 hrs.  
Mike Hensley-Present  
Randy Branstetter-Present  
Eric Ernst-Present  
Kent Gooch-Absent  
Rob Miles-Present

The minutes of the June Directors Meeting were approved as presented.

The financial report summary was postponed, by agreement by all Directors, until Director Major arrived.

#### Outstanding Items from the Prior Meeting

Director Ernst inquired whether any of the Directors had heard from Director Gooch on the follow-up regarding the Traffic Control board and the potential Survey Monkey poll to measure neighborhood concerns. No one had heard an update and Director Ernst agreed to follow-up with Director Gooch on status and it would be re-addressed at the November meeting.

#### Covenant Violations

President Turner stated that covenant violation letters would be sent out in the next few weeks but asked for assistance from all directors to orally communicate to neighbors for a number of reasons.

#### Newsletter

President Turner mentioned that he would accept responsibility for sending out a neighborhood newsletter and asked for article contributions from all directors. Informally, article topics were distributed to various directors.

#### Landscaping Issues

President Turner discussed the receipt of continued emails concerning Lawnovations scope of work and quality of work.

Director Ernst put forth a motion which was seconded by Director Hensley with a unanimous vote to APPROVE a motion for landscape boulders to be placed on the Elwood entrances, similar to the 81<sup>st</sup> Street entrance with a budgetary limit on cost and installation. Director Branstetter was going to initiate and execute the order to complete the project in accordance with the Director's direction.

Director Hensley indicated that he would continue to review and monitor work and Landscaping issues as liaison for the Association.

### Bulletin Board at Pool

Director Ernst put forth a motion to authorize the spending of up to \$250 for the purchase and installation of the proposed bulletin board. This motion was seconded and approved unanimously. President Turner stated that he would be responsible for purchase and installation of the bulletin board. Treasurer Major asked President Turner to submit the purchasing invoice to him for reimbursement.

### Private Facebook page for Association

All directors agreed that the Association would not back or monitor a sponsored Facebook site due to potential issues and questions on scope for this board and those boards in the future. However, directors agreed that the current Facebook page, created by a resident on their own accord, is not in violation of any covenant or bylaw.

### Budget

Director Major presented an interim statement that provided detail on Association expenditures and revenue.

Inquiries into Association dues owed but not paid were updated in terms of status. It was deemed an action item to follow-up once again with Justin Sharp in regards to collection and/or filing liens against those Association members in non-compliance.

Director Ernst raised the issue of creating a sinking fund for the Association in the event of an unforeseen emergency or maintenance expenditure for the financial well-being of the neighborhood. Formalizing the required minimum as a percentage of annual revenues or expenses will be researched further and brought before the residents as a potential item to be instituted in the by-laws.

### Pool Issues

Director Ernst distributed a potential contract for a new pool vendor along with a proposed start of the new contract as of 1/1/11 or earlier. As of the meeting date, several potential contractors of varied experience and price had come forward as a result of an ad on Craigslist. It preliminarily was determined that an improved, yet reduced, contract with more audit-appropriate invoicing could be achieved. A recommended bid will be made by Director Ernst for the November board meeting.

Director Hensley brought up the idea of saltwater conversion. This will be reviewed along with the pool cover idea more aggressively prior to the Annual Meeting held in April, 2011.

The next Board Meeting is scheduled for 1900 hrs on Monday, November 15, 2010, at StoneBrooke Clubhouse.

The meeting was adjourned at 2100 hrs.

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Larry Turner, President

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Eric Ernst, Vice President