

Sent out for corrections: 8-14-23
Sent ballot out for approval vote: 8-16-23
Board Minutes approved by vote 9/9: 8-19-23
Posted Minutes on the Website: 8- -23

Approved Minutes
SBHOA Board of Directors
July 24, 2023
5:30 pm @ Stone Brooke Clubhouse

Call to Order

Quorum is met. Directors present are: Jeff Borgmeyer, Cheryl Martin, Aaron Keller, Jim Billings, Marlene Johnson, Kathy Rathe, Devon Iddings, and Fred Johnson. Jim Reynolds is absent.

Approval of Agenda

Moved by Jim B, seconded by Aaron, and the Board unanimously approved the Agenda.

The June Meeting Minutes Status- Cheryl Martin

The June Board Minutes were sent out for corrections on 7-10-23, approval vote by 7-13-23, and then posted on the website on 7-23-23 with an 8 out of 8 approval. The vote is recorded by Google Forms and can be viewed by contacting the Board Secretary.

Stone Brooke Residents Present

Jim & Diane Patton, Doyle & Betty Kepley, Joe Klein, Dean & Sharon Axland, Max Schnepf, Rick Ballentine, David Martin, Kathy Glatz, Loren Donaldson

Treasurer's Report - Aaron Keller

The Financial Statement Summary for the month ending June 30, 2023.

Total Assets and Liabilities & Equity were \$505,271.79. The total cash and cash equivalents were \$307,168.65. This figure includes Common Area Capital Reserves of \$5,000, in cash and \$25,267.81 in CDs as well as Insurance reimbursements for hail damage of \$72,223.01.

Liabilities included net Accounts Payable of -\$4,791.97 with the issue of the negative accounts payable to be corrected at year end by the accounting firm of Klatt & Associates.

The statement of operations reported a Net Operating Revenue of \$49,280.06 and a Total Net Revenue of \$129,596.94. The Total Net Revenue figure included a \$5,079.79 change in investment value and the \$72,223.01 for hail storm insurance reimbursements.

It was moved by Jim B, seconded by Aaron and unanimously approved by the Board.

Old Business

● ***Cure Letter for Unpaid Dues Update for the Board's Awareness- Aaron Keller***

This particular household is still paying dues that were payable in 2019.. After a year of conversations and letters and obvious non-compliance to pay delinquent dues, a Cure letter has been written and sent to the resident. After August 6, Stone Brooke HOA will be able to take the party to Small Claims Court with a possible lien on the residence as a consequence.

● ***Hail Damage Updates - Chad Marty & Jeff Borgmeyer***
Updated Insurance Claims Summary:

48 Claims received and reviewed to date -
-24 units with total roof loss
-34 units with >\$1,000 claim
-6 of the 21 with Class 4 shingles have total roof loss
-Several homes with total roof damage received interior water damage.
-**Reminder:** All townhouse roofs need to be inspected either by filing an insurance claim or inspected by Swift Public Adjusters and those claims/reports provided to the HOA through the locked mailbox at the Clubhouse or directly mailed to PSA.

Replacement Roofs:

Those residents that have submitted their claims by July 31 will be eligible for replacement in the first wave scheduled for this fall by TMJ Roofing.

In response to homeowners who have requested the option of having an inspection of their residence prior to filing an insurance claim or in lieu of filing a claim, a licensed public adjusters firm (Swift Public Adjusters) has been identified and endorsed as an option for SBHOA residents.

Any questions or more information, residents are encouraged to contact PSA, 515.233.1922

Committee Reports from Liaisons

Architectural Control: Marlene Johnson

No report

Building Maintenance: Jim Reynolds

80% of the scheduled roofs were replaced by spring of 2023.

Scheduled gutters have been replaced.

Maintenance siding repairs will be this fall.

Touch-up painting by Cutting Edge this fall.

There was a discussion concerning residents being informed about upcoming projects concerning their unit. The Contractor of the work is given residents' information and then they are to notify the owners of a more precise time frame of when the work will happen.

Clubhouse and Pool: Devan Iddings

Clubhouse received a new roof and gutters.

The pool cover would not open/close and the repair turned into purchasing a new one.

The pool steps were repaired.

Grounds: Marlene Johnson

The committee met July 19 and formulated a calendar of seasonal projects.

The path repairs and patching has been successful.

The Capital Reserves Plan has projected complete path overlay in two phases on/or about 2028 and 2029, if not sooner.

On the past Friday, committee members and volunteer residents cleared a substantial amount of invasive honeysuckle along the East Wetland Path. Continuation of the clearing of invasive plants will happen when weather allows.

Feel free to join when you see work along the path and you have a free hour or two. Thank you to Joe and Beth Klein for lending a helpful hand. And thanks to the committee and all the work they do throughout the year.

Hospitality: Kathy Rathe

On June 27, the Country Western Night was held. Residents enjoyed the food catered by Whatcha Smokin' and the music of Royce Johns. 136 tickets were sold. Many residents along with the Hospitality Committee members helped with this event.

Planned Events:

Aug. 7 - **Brick and Ember Food Truck**, 5:30 - 7 will be selling wood-fired pizza in the Clubhouse parking lot.

Aug 12, 9-12 Clubhouse - **Back to School Supplies Drive for Teachers** drop off.

Investment: Fred Johnson

June 30, 2023 ending balance of the portfolio is \$119,776.17. Monthly positive change is \$3,477.67. Year to date positive change is \$5,883.72.

Insurance: Jim Billings

This committee needs a volunteer to work with the Board Liaison on checking homeowner insurance compliance and communicating to the resident. It was decided to put a request in the Stone Brooke Connection.

All but six homeowners have submitted adequate replacement insurance coverage documentation.

Welcome: Jim Billings

The Updated Welcome Packet was distributed to the Board Directors and was to be housed in each of the Board Directors' Binders. There was discussion about the valuable information placed in one convenient place and that all residents could benefit from having it available to them. The packets would be delivered to each household. The Connection would write up an alert to the residents that the packets would be coming soon.

Comments from Property Service Agency: Chad Marty

- **Curb Box Shut Off Repairs Update**
All repairs will be finished mid to late August.
- **Fletcher Court Repairs Update**
These repairs have been made to the satisfaction of PSA.
- **Path Repair Update**
The path's repairs and overlays are nearing completion.
The two parking lot repairs remain to be finished.

New Business

- **Updated Welcome Packet – Char Hulsebus, Jim Billings and Cheryl Martin**

Reported under the Welcome Committee report.

- **Sympathy Cards – Cheryl Martin**

An idea is being proposed to send or drop off a sympathy card to the surviving member of the household specifically from the board signed by each Director.

A volunteer will write on the card and orchestrate the individual signatures at the next closest board meeting. Then the secretary will make sure it is mailed or delivered to the residence. Since the Board Secretary is notified by Char of that occasion, the secretary will notify the volunteer.

The Board was very positive of the idea and it will start from the Annual Meeting in April and forward.

Comments from Audience

None

Comments from the Board

None

Adjourn:

Jim B moved to adjourn, seconded by Fred, and all approved at 6:55.

Next scheduled BOD Meeting, August 28, 2023, 5:30 PM

Respectfully submitted by Cheryl Martin, Secretary to the Board