

Approved
SBHOA Board of Directors
September 26, 2022
4:30 pm @ Stone Brooke Clubhouse

Call to Order—Jeff Borgmeyer, Jim Billings, Cheryl Martin, Aaron Keller, Doyle Kepley, Marlene Johnson, Fred Johnson, Devan Iddings, and Kathy Rathe are present.

Approval of Agenda- Moved, seconded, and approved unanimously

Summary of August 22 Board Meeting Minutes – Cheryl Martin

Seven present of the nine Directors gave approval using a Google ballot on Sept. 9. 2022.

Stone Brooke Residents Present: Kathy Glatz, Sharon Axland, Loren Donaldson

A. Old Business

Reserve Subcommittee – Aaron Keller/Jeff Borgmeyer

- *Review of September Informational Meetings*
Sept. 7, 3:00 meeting had 20 residences represented and 8 Committee and Board Members present. Sept. 22, 7:00 meeting had 11 residences represented and 6 Committee and Board Members present. There were good discussions with questions and answers. Also numerous supportive comments were made.
- *Preview Key Upcoming Dates*
Oct. 5 & 7 are set for the Reserve Committee to plan out the Proxy, Special Member Meeting, Agenda. and the procedure.
- *Common Area Capital Asset Reserves Policy*
Since there were no comments or changes and the policy had been announced for the final twenty day, Aaron moved, Kathy seconded, and the board unanimously adopted the policy. It will be sent to Ed Adcock for posting on the website.

B. Treasurer's Report – Aaron Keller

- As of August 31st, the total assets and liabilities stood at \$532,337.676 including \$212,672.45 in checking and savings. The statement of operations reflected a net income of \$122,542 YTD. This figure included an unrealized loss of \$13,737 on the investment portfolio. The level of net income reflected does not yet include annual roofing, painting, and gutter replacement costs.

C. Committee Reports from Liaisons

1. *Building Maintenance: Chad Marty*
Report under PSA comments.

2. *Grounds: Marlene Johnson*

Discussion of the SBHOA Covenants Article XI Section 11 stated that plantings or structures of any kind in Common Areas must be approved by the Grounds Committee prior to placing in the Common Areas.

There will be a burn and an overseeding with prairie mix on the Prairie Overlook on the West Overlook Path when conditions are conducive for the burn.

Future Plans: new trees, prairie management, clean up overgrown areas.

New Idea: Neighborhood Ambassadors/ Adopt-a-Patch of Common Area

Contract with PSA: two meetings a year to review projects

Contact Chad Marty at sbhoa@psames.com or 515. 233.1922 for lawn mowing, snow removal, or maintenance concerns.

3. *Clubhouse and Pool: Devan Iddings*
Committee meeting held Sept 8th at the Clubhouse. Praise was expressed for Sharon Clauson, clubhouse custodian, and her attention to detail in weekly cleaning along with the yearly deep-cleaning of the clubhouse.
The 2023 budget was reviewed with additions and changes. The final is due to Aaron before the September Board Meeting.
Bids received for internet and phone packages from Mediacom 200gig - \$76, Metronet 500gig - \$85, and Centurylink 100 gig - \$90. It was moved, seconded, and approved to further investigate into Metronet's services and schedule.
Kathy Rathe offered to donate a 60 " flat screen TV to the Clubhouse. It will go back to the Committee for further consideration.
A bike rack idea at the Clubhouse was discussed and sent back to the Committee for further discussion and investigation.
4. *Hospitality: Kathy Rathe*
September 12, Craft & Sewing Group made a fall craft with the ladies of the Friendship Ark house. Met Patty Alley, the Fletcher House SCL Coordinator for Friendship Ark.
September 22, Fall Potluck with Officer Kurt Kruger from the Ames Police Department's Resource Officer spoke on home and cyber security for about an hour.
Upcoming events in October include decorating for Halloween, ISU Tailgate party, Halloween Outdoor Movie, and Halloween Trunk-or-Treating.
The 2023 Hospitality budget was completed and turned into Aaron Keller.
New ideas of event suggestions are being considered.
5. *Architectural Control: Marlene Johnson*
No requests have been made.
6. *Investment: Fred Johnson*
Initial deposit was \$100,000, total withdrawal \$112,800, current balance \$108,864.64, with a total return of \$221,664.64. The return on the original investment is 222%.
No changes in investments are recommended.
7. *Insurance: Jim Billings*
Stone Brooke carries two types of insurance; Commercial Liability Umbrella Policy and Residential Community Association Policy. These policies are housed with the Board Secretary.
8. *Welcome: Jim Billings*
The Pool Rules have been updated along with the checklist for Clubhouse Clean-up after use.

D. Comments from Property Service Agency: Chad Marty

- *Maintenance schedules (gutter, paint, roofing)*

Roofing: 6 have been completed, 4 more are approved and scheduled for installation, 2 more will be discussed at next BMC meeting for possible approval yet this year.

Gutters: 6-8 full units completed, Approved another \$4, 000 of full replacements yet this year, 1 full replacement was rescheduled for 2023 since there is a porch remodel, several small repairs/replacements will also be done yet this year - FL 4029 & SBR 1529, etc.

Paint: 8 full units completed by Dutchman, 3 full units approved and scheduled to be completed by Cutting Edge, Repairs/Touch-up scheduled for Cutting Edge. Awaiting bid for painting Waterbury Mailbox stand. Anticipate painting the stand in October. .

Repairs: TMJ and PSA continue work on small repairs, 1 unit has been approved to have the siding replaced on the side where the cement board siding is failing.

Other: Lee Griffin talked to Sharon and is getting his insurance company to look at his roof.

- *Grounds Committee:* Continue to work with Speck USA to get path repairs done, inspection of south bridge for needed repairs.
- *Fletcher Court:* Met with JRM to show them the repair work wanted by Stone Brooke.
- *General:* Working with Ames Trenching on the possibility of 2 utility line leaks. Now updated to 3 water main leaks that need repair. One homeowner does have coverage in their insurance policy. Awaiting bid for the painting Waterbury mailbox. Expecting painting job to be completed in October.

Comments from Audience

No comments

Comments from the Board

No comments

Adjourn:

Moved, seconded, and unanimously approved at 5:50pm.

Next scheduled BOD Meeting October 24, 2022, 4:30pm

Submitted respectfully by Cheryl Martin, Secretary to the Board