

## **Stone Brooke Homeowners Association Annual Meeting**

May 2, 2022

### **Approved Minutes**

**Call to Order:** The 2022 Annual Meeting of the Stone Brooke Homeowners Association, held at Stonebrook Community Church, was called to order at 6:33 p.m. by President Doyle Kepley.

**Verification of Quorum:** Pat and Hal Long verified quorum as defined by the Association's Covenants. There were 54 townhouse households along with 8 house households represented. Board Members present were President Doyle Kepley, Vice President Jim Billings, Treasurer Aaron Keller, Secretary Cheryl Martin, Liaison Jeff Borgmeyer, Liaison Fred Johnson, Liaison Marlene Johnson, Liaison Jim Twedt. Liaison Linda Thrailkill was absent.

**Introductions and Recognitions:** President Kepley welcomed all in attendance and thanked the Hospitality Committee for hosting the Ice Cream Social. He recognized and introduced the Board of Directors.

**Appointment of Parliamentarian:** Jim Lohr was present as the parliamentarian.

**Moment of Silence:** Jim Reynolds

**Motion to approve agenda:** The Annual Meeting Agenda 2022 was approved as distributed prior electronically. MOTION CARRIED UNANIMOUSLY.

**Motion to approve 2021 Annual Meeting Minutes:** The minutes of the 2021 Annual HOA Meeting were approved as distributed electronically two times two weeks prior to the meeting date. MOTION CARRIED UNANIMOUSLY.

**President's Report:** President Kepley thanked the past board members for support over the past 3 years and how he appreciated working and getting to know each member. He thanked each committee chair and committee members for their service and shared how the board appreciates their efforts. Stone Brooke's operations and social schedules are back on a "normal" level as before Covid. Every resident was encouraged to attend board meetings, be involved, and stay informed about our community.

### **Committee Reports:**

**ARCHITECTURAL CONTROL:** Marlene Johnson-liaison, Dean McCormick-chair, Russ Richardson, Nathan Tosten, Candy Schainker, and Lyn Watson

The committee reviewed and forwarded five requests to the Board of Directors for action this past year. Approval was recommended for all five of these requests.

**BUILDING MAINTENANCE:** Doyle Kepley (substitute for Jim Twedt)-Liaison, Sharon Axland-Chair, Darlene Schmidt, Gail Johnston, Dave Martin, Red Stenberg, Marc Rietz, and Doug Lawrence

The following were completed by the committee last year:

16 full roof replacements

14 rain gutter replacements

10 full paints, 13 trims

The cost of materials and labor increased significantly in 2021. Many repairs and painting were thus completed as the budget allowed. Spring inspections this year are showing fewer repairs than usual so hopefully 2022 will be a catch-up year.

Chad Marty from PSA reported that there were two utility line repair/replacements toward the end of 2021. Invoices were received in 2022 and paid. The average cost can be from \$5,000 and upward to \$10,000. Most insurance companies offer a Utility Line Coverage Option for Homeowners Insurance for around \$20. Aaron reported that each Class A Unit is currently assessed approximately \$76 per year for these anticipated yearly costs.

**CLUBHOUSE/POOL:** Linda Thrailkill-Liaison, Dave Martin-Chair, Vince Simon-Certified Pool Operator, Nathan & Neta Tosten, Kim Shrader, Carole Bunde, Dwight & Addie Hinson, and Alon Klekner

Summary of the year:

In April of 2021 the Clubhouse floor was repaired and new carpet was installed.

In May of 2021 the Clubhouse re-opened to one event/day and in July opened to multiple events daily.

118 Clubhouse events and 9 pool parties were scheduled.

During the summer the new pool floor paint was chipping. After several legal correspondences, a solution was reached and the initial payment was returned.

The east driveway approach was replaced.

A new contractor, Area Pro Painters from Sheldahl, Iowa has been hired to sandblast and repaint the pool floor before it opens with weather permitting.

**INVESTMENT:** Fred Johnson-Liaison, Ken Recker-Chair, Larry Cormicle, Bob Blattert, and Howard Levine

The purpose of this committee was authorized in 2008 by the SBHOA Board to invest \$100,000 at a higher rate of return than a bank savings account.

Subsequently a brokerage account was established with Vanguard. Since 2008 the total return on the original investment is 235%.

Started the year with a \$102,801.56 balance and ended with \$122,601.33 resulting in a \$19,799.77 (19.3%) gain. No change in investments, withdrawals or additions during the year.

**INSURANCE:** Jim Billings-Liaison, Jim Lohr-Chair

Home insurance coverage for all Class A homeowners is monitored yearly. Every Class A homeowner should instruct their insurance company to provide the Association with annual notification of home coverage. In accordance with the Covenants and By-laws of the Association, every Class A home should include in its policy a rider that has SBHOA as an additional insured, and ensure that the dwelling replacement amount is adequate to cover the full cost of rebuilding the residence in case it is destroyed.

**GROUNDS:** Jeff Borgmeyer-Liaison, Andrea D'Onore & Jean Marsden-Co-Chairs, Joyce Hardisty, Sharon Knudsen, Bob & Julie Larson, and John Wilson

The mulch created by the results of the Derecho has been distributed throughout the common grounds.

Seven trees purchased through the city's Iowa Native Tree Replacement Rebate Program were planted and 75 seedlings donated by the city were planted along the creek banks and woodlands.

Dirk Snyder power-washed a bridge and replaced the non-skid striping.

The committee versaw the management of the lawn care and snow removal services for the SBHOA in 2021.

With guidance from Julia Badenhope, the committee selected a wide variety of both trees and shrubs to be planted on common grounds.

The co-chairs and the liaison met with Chad Marty from PSA to discuss returning the management of large contracts to their care to align with the current approved board policy on management of contractors.

HOSPITALITY: Kathy Glatz and Jan Andersen-Co-Chairs, Jim Billings-Liaison, Bob Bergmannm Nathan & Neta Tosten, Lynn Granco, Kathy Rathe, Ed Folts, and Bill Andersen

Activities held in the past year included:

- \*Sweet Treats Ice Cream Truck Social
- \*Information Session on Stone Brooke Covenants/By-Laws by Bob Blattert
- \*ISU Creamery Ice Cream and Jazz on the Greens (Tony Stevens Band)
- \*Stone Brooke Block Party with Max Wellman Quartet, Corn Hole Tournament, Hula Hoop Contest, and Sweet And Savory LOC Food Truck
- \*Halloween Photo Scavenger Hunt and Dress-Up Party
- \*Fall Potluck
- \*Holiday Gift-Giving
- \*Holiday Wine and Cheese
- \*Spring Potluck & Speaker (Resident and Ames City Manager Steve Schainker)

WELCOME COMMITTEE: Jim Billings-Liaison, Char Hulsebus and Dean Sampson-Co-chairs

Dean personally visits newcomers and provides an information packet with information about Stone Brooke including governance, dues, waste management, and activities. He also provides a printed copy of the most recent Stone Brooke directory. Char updates the information in the welcome packet and Stone Brooke directory.

In the past year Stone Brooke has welcomed eight new households. To the best of our knowledge, two units recently sold and no other units are for sale. Contact either Dean or Char if you plan to list your unit or house for sale. The Committee can provide a Stone Brooke checklist to help you when you sell your home.

PSA-Chad Marty:

Chad and Chris are the primary contacts to field any townhouse or Common Grounds concerns. They oversee any of Stone Brooke's large contracts.

There is a \$7,100 budget for utility line repair yearly. The city is responsible for the line from the street to the property, the HOA is responsible from the property line to the house. The homeowner is responsible once it's to the house. This is a common problem for the age of the townhouses.

Painting a townhouse unit has increased this year. It had been approximately \$2,000 an average unit. Now estimates are coming in over \$3,000. Other painters are being contacted.

**Presentation of Board of Director Candidates:**

Devan Iddings, first term

Kathy Rathe, first term

Aaron Keller, second term

**Election of Directors:**

It was moved, seconded, and a show of hands showed acceptance of the candidates.

**Adjournment:** Moved, seconded, and voted to adjourn at 7:30 p.m.

**Good of the Order**

A short meeting of the 2022-2023 Board members was held immediately following adjournment of the annual meeting.

Jim Billings - Vice President      Treasurer - Aaron Keller

Jeff Borgmeyer - President      Secretary - Cheryl Martin

Grounds Liaison - Marlene Johnson

Architecture Control Liaison - Marlene Johnson

Building Maintenance Liaison - Jim Twedt ( Doyle Kepley)

Clubhouse/Pool Liaison - Devan Iddings

Hospitality Liaison - Kathy Rathe

Welcome Liaison - Jim Billings

Insurance Liaison - Jim Billings

Investment Liaison - Fred Johnson

Orientation Meeting - May 9 at 4:30 p.m. at Clubhouse