

Sent out for corrections: 6-7-23
Sent ballot out for approval vote: 6-11-23
Board Minutes approved by vote 8/9: 6-12-23
Posted on the Website: -23

SBHOA Board Of Directors
May 22, 2023
5:30 @ Stone Brooke Clubhouse

Call to Order -

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

Approval of Agenda -

Fred moved, it was seconded, and the Board unanimously approved the Agenda.

March and the Annual Board Meeting Minutes Status - Cheryl Martin

March minutes were sent out for corrections, approval vote and then posted on the Website by 4-20-23. The Annual Meeting Minutes were sent to Directors for corrections, approval vote and then posted on the Website by 5-22-23. The vote is recorded by Google Forms and can be viewed by contacting the Board Secretary.

Stone Brooke Residents Present -

Dean & Sharon Axland, Loren Donaldson, Jim & Sue Heerema, Dean McCormick

Treasurer's Report - Aaron Keller

Financial Statement Summary for the month ending April 30, 2023. Total Assets and Liabilities were \$372,550. The total checking/savings/investment balance was \$173,485.76. Liabilities include Accounts Payable of -\$5,343.40 and Accrued Income Tax of -\$1,474. The treasurer will research these two accounts with the accounting firm of Klatt & Associates.

The statement of operations reported a Net Operating Revenue of -\$5,520 and a total Net Revenue of -\$1,474. The Total Operating Revenue figure included an Unrealized Gain of \$3,436 and a Realized Gain of \$804. YTD on the investment portfolio.

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

Discussion about a Class B house that has not paid Common Dues increases since 2019. Three letters have been sent to the residence along with a verbal

conversation about this issue. First a cure notice has to be sent to the household before a lien can be filed.

Old Business -

None

New Business -

A paragraph titled, Property Tax Breaks for Senior and Military Veterans will be written by Sharon Axland and BM Committee to put in the June Connection Newsletter to inform the residents of this benefit.

Committee Reports from Liaisons -

Building Maintenance: Jim Reynolds-

-Report under PSA report

Grounds: Marlene Johnson -

Committee met May 17th. Ten members were present.

-Reviewed a proposal from Red-Tail Planning & Design Landscaping to remedy the drainage/erosion issue on the Association Common grounds between the residences at 1512 and 1514 Stone Brooke Road. Part of the problem comes from the residences' roof water depositing onto the common grounds along with the grade of this piece of ground. After visiting the site, it was decided to continue to seek a viable and affordable solution. Other landscaping companies will be contacted so options and costs can be compared.

There was a clarification during discussion of putting woody stems in piles along the road and path intersections. Homeowners are welcome to put any trimmings of woody branches from Common Grounds maintenance along with any woody branches from their own yard. These trimmings will be used to make mulch for our various common ground needs throughout our 17 acres. Dirk will pick up these piles on a weekly basis except when he is on vacation.

Clubhouse and Pool -

The monthly meeting was held May 4, 2023 at 7:00

-The pool is to open May 27. (weather permitting)

-The hours of the pool were discussed and it was determined to stay the same as last year, 7am - 9pm.

-Pool Use Rules to be sent out to all residences prior to opening.

- Bills reviewed

-Converse Conditioned Air is scheduled for Clubhouse annual air conditioner check.

-There was concern when using the TV of the previous users' information still available for the next user. There will be directions on how to use the TV available for reservation users.

-At the last Board Meeting, it was approved to purchase two kitchen cabinets with countertops for additional kitchen storage and workspace along with a custodial supply cabinet to be located in the larger bathroom ordered from Interiors by Kim, Ankeny. Total purchase price approved is \$2,200.

Hospitality: Kathy Rathe

April/May report:

Held events: April 8 - Easter Egg Hunt- eight kids hunted approximately 195 eggs.

April 20 - Spring Potluck - 15 attended. The decision was to hold potlucks every quarter.

April 24 - Marmalade Moon Ice Cream Social before Annual Meeting. All 100 cups were sold.

May 1 - Overflow Truck for Donations. 48 residents participated.

May 6 - Come & Go Coffee/Tea with Treats. 25 attended.

Upcoming Activities: June 27 - Country Western Night at 5:30 - 8pm. Pre-purchased tickets are necessary.

Architecture Control: Marlene Johnson

These projects have been reviewed and are being recommended for approval by the Board:

1. The project at Stone Brooke Rd #4202 is to add a screened porch and deck at the rear of the home.
2. The project at Stone Brooke Rd #4218 is to enclose the open space below the existing sunroom at the rear of the home with a framed structure.

Both projects were unanimously approved.

Investment: Fred Johnson -

No meeting was held this month.

Ending balance 3/31/2023 was \$114,555.44 with the ending balance 4/30/2023 was \$118,132.67. The positive change was \$3,577.23.

Insurance: Jim Billings -

There is improvement in the compliance of residences making sure their homeowner's insurance has Stone Brooke Association as secondary insured. There

is almost complete compliance of all residents having full value dwelling replacement homeowner's insurance.

The committee is looking for a new Chair since Jim Lohr will be stepping down. We give a sincere THANKS to Jim for his service to the Association.

Welcome: Jim Billings -

The Stone Brooke Directory was updated in March 2023.

A few additions will be added to the Welcome Packet; the Property Tax Breaks for Seniors and Military Veterans paragraph, Property Insurance information along with the forms to be filled out, adding utility line item to insurance policy information, a copy of the most recent Stone Brooke Connection Newsletter, and the variety of auto pay forms.

It was discussed and decided that the new Welcome Packet would be shared at the Orientation Meeting of the Board Members in the years to come. This year, it will be shared with the whole Board of Directors as soon as the new items have been written and added to the packet.

Comments from Property Service Agency: Chad Marty

- Hail Damage Concerns: A statement will be prepared and approved by the Board before sending it out to the residents. It will include the procedure to follow for checking damage and proceeding with fixing that damage.

-Curb Box Shutoff Repairs: If residents notice that the pop-up in their driveway is staying up and in the way of damage, call PSA. There are 3 scheduled to be fixed early June. One may be covered by the owner's own property insurance.

-Fletcher Court Update: Expecting June/July work, along with the Clubhouse bike cement slab being set at that time.

-Path Repair Update: The quote was sent back to add the crack repair in the quote. PSA is working on reconfiguring the paths' repair quote with Speck USA. Bundling with path repair will cut several thousands off cleaning and sealing. August is the projected time frame for path repairs.

-PSA will revisit with the city concerning the dredging on our shared run-off ditch on the East Wetland Path. This has been an on-going communication with the city with no action as of yet.

Comments from the Audience:

-No comments

Comments from the Board:

-No comments

Next scheduled BOD Meeting will be June 26, 2023 at 5:30 PM

Adjourn - *Moved, seconded, and approved to adjourn at 6:40*

Respectfully submitted by Cheryl Martin, Secretary to the Board