

Sent out for corrections: 4-14-23
Sent ballot out for approval vote: 4-15-23
Board Minutes approved by vote: 4-17-23
Posted on the Website: 4-

Approved
SBHOA Board Of Directors
March 27, 2023
5:30 @ Stone Brooke Clubhouse

Call to Order -

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

Approval of Agenda -

Fred moved, Doyle seconded, and the Board unanimously approved the Agenda.

February Board Meeting Minutes Status - Cheryl Martin

Information is listed above. The vote is recorded by Google Forms and can be viewed by contacting the Board Secretary.

Stone Brooke Residents Present -

Kathy Glatz

Treasurer's Report - Aaron Keller

Financial Statement Summary for the month ending February 28, 2023. Total Assets and Liabilities were \$432,474. The total checking/savings balance was \$44,138. This figure included an unrealized loss of \$1,647 YTD from the investment portfolio.

The annual compiled financial statements for 2022 were prepared by Klatt & Associates. After year-end adjustments; the reported assets, liabilities, and equity is \$405,601. Common Area Equity was reported as \$50,548.

It was moved by Fred, seconded by Doyle, and unanimously approved by the Board.

Old Business -

None

New Business -

Annual Meeting is April 24 at 7:00 located at the Stonebrook Community Church on Eisenhower in the auditorium.

Ice Cream Social will be at 6:30 located in back of the auditorium doors.

Committee Reports from Liaisons -

Building Maintenance: Doyle Kepley -

Report under PSA report

Grounds: Marlene Johnson -

Committee met March 15th. Six members were present.

-An Association owned 10' wide easement between #1512 and #1514 was the primary focus. This area is washing out and can be a cause of erosion toward the creek. Last year a plan from Julia Badenhope was received for planting a bioswale of specific plants to allow water infiltration as well as facilitate the movement of water to the lower area. It would be shade tolerant, visually attractive, and reduce mowing by eliminating lawn in that area. We discussed how to approach the project and who to seek guidance for a landscape plan with the intention of implementing in May.

-In place of a business meeting next month, the committee has agreed to meet and walk the paths together to get familiar with each of the areas and their attributes and challenges.

-Jean, Chad, Jeff, and Aaron met for the snow removal review as well as to review Spec's bid for path repair.

Clubhouse and Pool -

Committee met on March 2nd at the Clubhouse from 7 - 8:30.

-Examples of kitchen cupboard/countertop possibilities from Interiors by Kim Helse were discussed. Checking with Aaron Keller regarding funding options.

-Chromecast by Google was recommended as a best option for connecting laptops or other devices to WiFi when streaming through the Clubhouse Television.

-Reviewed updated clubhouse cleanup check-off sheet.

-Nathan Tosten will complete and file the paperwork for pool registration with the State of Iowa by April 30.

-Kim Schrader will explore carpet cleaner companies and the availability of services.

-Neta Tosten & Barb Faidley will sort and donate a number of books stored at the Clubhouse.

Hospitality: Kathy Rathe

March report:

-The most recent event was the Dessert Social with Speakers; Wolf Oesterreich and Jim Patton on Ada Hayden. Sixty-three residents attended.

-Upcoming Activities: Easter Egg Hunt, Spring Potluck, Ice Cream Social, Overflow Truck in the Clubhouse parking lot for donations, Community-Wide Pool Party, and Country Western Event.

Architecture Control : Marlene Johnson -

Homeowner at #4231 Stone Brooke Road has submitted a project to enclose the covered porch at the rear of their home and replace the wood deck with a concrete patio. This project has been reviewed and approved by the Committee. The Board unanimously approved the project.

Investment: Fred Johnson -

The Committee Meeting was March 15.

The investment holdings were reviewed. The recommendation to the SBHOA Treasurer was to sell 15K from the Vanguard Wellington fund and 10K from the Vanguard Healthcare fund to purchase 25K in US Treasury Notes. (9K for 1 year, 8K for 2 years, and 8K for 3 years)

Insurance: Jim Billings -

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.

It was discussed and decided that the new Welcome Packet would be shared at the Orientation Meeting of the Board Members starting at this year's meeting in April or May.

Comments from Property Service Agency: Chad Marty

-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.

*-Roofing: Committee approved estimates for 6 roofs and replacements will be with TMJ. Installation schedule is pending until all homeowners have replied to the roofing email. Homeowners for approved units have been emailed information regarding their roof installation. **Stone Brooke will not approve work to start until Homeowners have replied that they have read and understand the guidelines.***

- Gutters: The committee approved estimates for 11 units with ATR Seamless Gutters. The contractor has received the work orders and has it on his schedule

for Spring. All 11 homeowners have been sent an email with information about their gutters being replaced. There are 5 more requests for gutter replacements.

-Siding/trim repair: ATR has an estimate request for wrapping eaves of the units that gutters are being replaced.

-PSA has begun working on some repairs.

-TMJ is planning on blocking off a 2-week section of time to perform Stone Brooke Community work orders this late spring.

Painting: PSA has received 2 estimates from contractors. They are requesting estimates from 2 additional contractors.

General:

-Working on reconfiguring the paths' repair quote with Speck USA. Bundling with path repair will cut several thousands off cleaning and sealing.

-Annual Inspections have started. There is a discussion with some BMC and Board members about whether or not to send copies to homeowners on completion or just wait for requests. The yearly Inspections do contain pictures so residents are welcome to call the office to request a file.

-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:

-Discussion developed over the concerns of communicating with residents that don't share their email with the Board and/or Committee Chairs without a labor-intensive alternative.

Comments from the Board:

Next scheduled BOD Meeting will be May 22, 2023 at 5:30 PM

Adjourn - Moved, seconded, and approved to adjourn at 7:15

Respectfully submitted by Cheryl Martin, Secretary to the Board

Voting Ballot link

