

Sent out for corrections: 01-26-24
Sent ballot out for approval vote: 01-30-24
Board Minutes approved by vote:01-31-24
Minutes sent out by email:02-02-24
Posted Minutes on Website:01-

Approved
SBHOA Board of Directors
January 22, 2024
5:30 pm @ Stone Brooke Clubhouse

Call to Order

Quorum is met. Directors are: Jeff Borgmeyer (President), Aaron Keller (Treasurer), Cheryl Martin (Secretary), Devon Iddings (Liaison), Fred Johnson (Liaison), Jim Reynolds (Liaison), , and Marlene Johnson (Liaison). Jim Billings (VP) and Kathy Rathe (Liaison) are absent.

Stone Brooke Residents Present

Jean Marsden, Loren Donaldson, Rex and Marilee Lawler, John Wilson

Approval of Agenda

Moved by Fred, seconded by Jim R, and the Board unanimously approved the Agenda.

The November Meeting Minutes Status- Cheryl Martin

The November 27th Board Minutes were sent out to the Directors for corrections on 12-02-23. The approval vote was sent out 12-04-23 with an 8/8 present Directors approval, and has been posted on the Stone Brooke Website as of 12-11-23. The vote is recorded by Google Forms and can be viewed by contacting the Board Secretary.

Cheryl asked the Board their opinion of sending the approved Board minutes directly to the residents through the use of our email account? It will be in pdf format and it will still be posted on our website. This would give residents a direct summary of board decisions and discussions. The Board agreed. Cheryl will talk to Mary Lohr about the easiest way to send the Approved Minutes out to residents; either by adding to the Monthly Connection Newsletter or sending it out by itself.

Treasurer's Report - Aaron Keller

Financial Statement Summary for the month ending December, 2023.

The following summary represents DRAFT financial results for the year end. A Compiled Financial Statement of year-end results will be prepared by our accountant and should be ready for review at the February board meeting.

Total Assets and Liabilities & Equity were \$504,360.56. The total current assets were \$308,625.27. This figure shows Accounts Receivable of \$27,229.44 and prepaid insurance of \$3,473.34. Total Liabilities include net Accounts Payable of \$43,379.56. Prepaid Dues in the amount of \$1,071.83 and Accrued Real Estate Tax of \$5,044.42.

The statement of operations reported a Net Operating Revenue of -\$74,834 and a Total Net Revenue of \$80,137. The Total Operating Revenue included an expense of \$94,831 for Utility Line Maintenance which is \$81,631 over the 2023 budget. The Total Net Revenue figure included YTD Realized Gain on investments of \$3,258 and a YTD Change of Investment Value of

\$5,933. Hail Damage Reimbursements net of Hail Damage Expenses of \$138,209 are included in the Total Net Revenue.

The Statement of Operations records a YTD total of \$59,904 revenue in the Common Area Reserve Fund. The Balance Sheet records a balance of \$60,397 in the Total Common Area Reserve Fund. There were no expenditures from the funds collected specifically for Common Area Reserves in 2023.

There is still a Class B home that is underpaying Common Ground Dues. An official "Cure" letter has been sent to the resident. There has been no response. Further action from the board is forthcoming since the roofing has stopped for the season there is more time to pursue this matter.

The Treasurer's Report was moved by Fred, seconded by Jim and unanimously approved by the Board.

Committee Reports from Liaisons

Architectural Control: Marlene Johnson

No requests

Building Maintenance: Jim Reynolds

Chad reported that TMJ has the line-up of roofs for next year.

John Wilson is waiting for his insurance to make a ruling on his claim. The original adjuster saw no damage whereas when TMJ inspected the roof, they saw storm damage. TMJ needs to follow-up on #4108 where roof mates had different inspection results from their two different insurance companies.

Clubhouse and Pool: Devan Iddings

The Committee met on Jan 11 at the Clubhouse.

Concerns were discussed over the tardy payments from Klatt's to Clubhouse Custodian and Clubhouse Reservationist. The payments are current at this time.

Kim Schrader reported that all parties involved on the day of the questionable clean-up have been contacted and reminded of checking off the check-off sheet before turning in the key.

Suggestions were discussed concerning a different location for the microwave.

Dave Martin reported that there are many different styles of bike racks, and he is looking for a style to best accommodate the concrete slab.

Vince Simon has agreed to recertify and manage the pool for another year. He will schedule his Pool Certification for pool management at his convenience. The Certification is paid for by Stone Brooke Assoc.

Grounds: Marlene Johnson

Landscape by Design received many supportive comments after these last two snow events. They expressed their appreciation when hearing these compliments.

Hospitality: Kathy Rathe

The Committee met January 19th to start plans for 2024.

December was the Holiday Wine And Cheese Social with 64 residents in attendance!

Each month has one to two events planned for the community's enjoyment.

Kathy Glatz will be going off the committee at the end of this year. Please note that a new Committee Chair is needed along with several other members that will be resigning.

We WELCOME interested people to notify anyone on the committee of their interests to become involved in planning and executing fun events!

There will be a survey in the February Newsletter to elicit interest in a Stone Brooke Tour of Homes, Progressive Dinner in small groups, and helpers for special events. Look for that to express your interests!

Investment: Fred Johnson

The December 2023 Vanguard Statement reported a \$2,938.30 gain. The YTD shows a \$10,022.87 gain.

Insurance: Jim Billings

No report

Welcome: Jim Billings

Two new residents have moved in and are listed in the new Stone Brooke Directory; Doug and Diane Cooperider at 1818 Waterbury Circle along with Stephanie and Barb Merrick at 3910 Stone Brooke Circle.

A new January 2024 Stone Brooke Directory has been updated and sent out to residents.

Comments from Property Service Agency: Chad Marty

A couple of mailboxes on Fletcher Blvd were damaged during the snow event and have been made usable until springtime when they will be replaced.

New Business

-2024 Annual Meeting - Update Cheryl Martin & Jeff Borgmeyer

April 22, 2024 will be the next SBHOA ANNUAL BOARD MEETING. It will be held at Stonebrooke Community Church starting at 7:00. Again, our Annual Ice Cream Social will be available prior to the meeting. Exact details will be announced in March.

-A Board of Directors nominating committee was formed (Jeff Borgmeyer, Cheryl Martin, Aaron Keller, Sharon Axland and Jean Marsden) for three upcoming open slots on the Board. The nominating committee strongly encourages residents to consider volunteering for a position on the Board or suggest recommendations. New board members will be elected at the Annual Meeting.

-Clubhouse Energy Audit - John Wilson

John Wilson shared information from the Ames Community Action Plan. The energy audit will not cost us out-of-pocket to find out if any improvements would be helpful in saving energy for the Clubhouse. This information can be used when any improvements in the future are made in the Clubhouse area. Devan will initiate conversation with the Clubhouse members and communicate to John their questions and support.

The residents could also benefit from this program so John will write an article for the Newsletter to inform the community.

Comments from Audience

John Wilson brought to the attention of the Board tree trunks that are lodged in the drainage creek on the south end close to the big culvert. The concern is if they were to wash downstream damage would be caused to personal property. Chad said he would reach out to the city to check what action will be taken. Cheryl will draft a request from the Board to Liz Calhoun at the City Storm Water office checking the progress schedule on dredging the drainage ditch at the south side of the Fletcher dead-end alongside the East Wetland Path. There was a City 5 year plan for working on this area.

Comments from the Board

Jim Reynolds asked if the Board Meeting could be changed to another day of the week so his attendance would not be interrupted by weekend travels. The availability of the Clubhouse would need to be verified by contacting Kim Schrader. As discussion continued, the present Directors seemed to already have a variety of conflicts on other days.

Adjourn: Next scheduled BOD Meeting, February 26, 2024, 5:30 PM

Respectfully submitted by Cheryl Martin, HOA Board Secretary