

Sent out for corrections: 7-10-23
Sent ballot out for approval vote: 7-13-23
Board Minutes approved by vote 8/9:7-17-23
Posted Minutes on the Website:

**Approved
Minutes
SBHOA Board of Directors
June 26, 2023
5:30 pm @ Stone Brooke Clubhouse**

Call to Order

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

Approval of Agenda

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

The May Meeting Minutes Status- Cheryl Martin

The May Minutes were sent out for corrections on 6-7-23, approval vote by 6-12-23, and then posted on the Website by 6-13-23. The vote is recorded by Google Forms and can be viewed by contacting the Board Secretary.

Stone Brooke Residents Present-

Sharon Axland, Jenn & Rick Ballentine, Terri Wolf, Beth & Joe Klein, Loren Donaldson, Rex & Marilee Lawler, Kathy Glatz

Treasurer's Report - Aaron Keller

Financial Statement Summary for the month ending May 31, 2023:

Total Assets and Liabilities & Equity were \$411,071.90.

The total checking/investment/savings balance was \$71,913.17

The full 5 months of the Common area Reserve collection YTD is \$25,000.

Liabilities include Accounts Payable of \$2,283.79 with the issue of negative accounts payable still being researched by the accounting firm of Klatt & Associates.

The statement of operations reported a Net Operating Revenue of \$27,162 and a Total Net Revenue of \$28,176. The Total Operating Revenue figure included an Unrealized Gain of \$1,602 and a Realized Gain of \$804 YTD on the investment portfolio.

It was moved by Jim R, seconded by Marlene, and unanimously approved by the Board.

Old Business-

- Hail Damage Updates - Chad Marty & Jeff Borgmeyer

There have been 26 claims; 15 total roof damage, 19 with damage to the roof. Out of the 10 class 4 shingle roofs there have been 3 with total roof damage.

PSA is looking into a roof inspector from Story City that would be helpful in acquiring an inspection at the owners' expense when the homeowners' personal insurance is uncooperative in proceeding through this process.

Committee Reports from Liaisons

Architectural Control: Marlene Johnson

No house projects have been brought to the committee.

Building Maintenance: Jim Reynolds

Jim and Sharon are walking around evaluating the paint jobs that have been completed; full paint jobs and trim paint jobs.

Cutting Edge- full paints

TMJ - repairs to siding and trims

ATR - gutter replacements

Clubhouse and Pool: Devan Iddings

The pool cover is broken. WCI has been contacted to fix it.

Thanks to Dave and Vince who exchanged the sand in the sand filter to clear up the foggy water when WCI was not available to do the work.

A reminder to residents: guests need to be accompanied by a resident host when using the Clubhouse and/ or pool. 14 years old and under children must be accompanied by an adult at the pool. The resident host is liable for their guests.

The Pool Committee will check the rules at the Clubhouse door & website to check for continuity with the Pool Policy.

Grounds: Marlene Johnson

Monthly activities included watering new trees, weeding, spraying, and cutting out the neverending invasive plants!

Dirk has been trimming trees and shrubs. He also picks up the woody brush that residents stack next to the path entrance from a street. Keep up the good work, Residents!

Dan's Custom Landscapes continues to treat selected ash trees while removing those that pose a threat to the safety of residents and property.

On July 5 the trail repairs will begin. Two significant sections, one on the Clubhouse path and one on the South Hill path will be totally replaced. A section of Clubhouse path will include a curb to help with drainage issues. . All paths will be swept with a skid loader and broom prior to sealing cracks. Cracks greater than 1/4 inch will be blown clean and filled with hot pour asphalt/rubber.

Hospitality: Kathy Rathe

Last recent events: Memorial Day Recognition of Stone Brooke Veterans with yard signs. On June 27 there was a Country Western Night with great music and of course good food. 136 tickets were sold.

No events are planned for July.

Ideas are brewing for August; Teacher Appreciation for Gilbert and Ames teachers and an event in the making for August 7 that includes a Pizza Food Truck!

Investment: Fred Johnson

Meeting was June 22, 2023.

The Committee reviewed current investments and decided to stay with current investment holdings.

Howard suggested considering ETF funds in the future. Ken agreed to investigate and report back at the next meeting.

Insurance: Jim Billings

No report

Welcome: Jim Billings

No report

Comments from Property Service Agency: Chad Marty

- Curb Box Shut Off Repairs Update
These will be done all at once. Targeted for July.
- Fletcher Court Update
JRM will start this project in July. A notice went out to the homeowners that the work will start on Thursday, July 13 (always dependent on weather). (Because of the weather work is postponed till Monday, July 17) Residents are to find an alternative parking spot until the work is finished and the concrete has cured. This also affects the bike rack slab at the Clubhouse. That space will need to be marked and readied for the concrete by the Clubhouse Committee.
- Path Repair Update
Path work started July 5. This includes grinding and new surface on two sections, filling of cracks on the paths and the two parking lots; Clubhouse and Fletcher.

New Business

None

Comments from Audience

None

Comments from the Board

Jim Reynolds shared to the Hospitality Committee that an Open House Event would be of interest to many.

Adjourn: Moved by Marlene, seconded by Jim R, unanimously approved to adjourn at 6:47pm.

Next scheduled BOD Meeting, July 24, 2023, 5:30 PM

Respectfully submitted by Cheryl Martin, Secretary to the Board