

Sent out for corrections: 12-02-23  
Sent ballot out for approval vote:12-04-23  
Board Minutes approved by vote: 12-08-23  
Posted Minutes on Website:12- -23

**Approved**  
**SBHOA Board of Directors**  
**November 27, 2023**  
**5:30 pm @ Stone Brooke Clubhouse**

**Call to Order**

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

**Stone Brooke Residents Present**

Sharon Axland, Joe Klein, Jean Marsden, Bill & Lyn Watson, Rex & Marilee Lawler, Judy Parks-Kruse, Loren Donaldson, Kathy Glatz

**Approval of Agenda**

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

**The October Meeting Minutes Status- Cheryl Martin**

The October 23rd Board Minutes were sent out to the Directors for corrections on 10-26-23. The approval vote was sent out 10-30-23 with a 9/9 present Directors approval, and has been posted on the Stone Brooke website as of 11-03-23. The vote is recorded by Google Forms and can be viewed by contacting the Board Secretary.

**Treasurer's Report - Aaron Keller**

*Financial Statement Summary for the month ending October 31, 2023*

*Total Assets and Liabilities & Equity were \$649,556.19. The total current assets were \$453,820.90. This figures Accounts Receivable of \$1,004.57, prepaid insurance of \$4,887.84, and Insurance Reimbursements net of Hail Damage Expenses of \$60,459. Liabilities included net Accounts Payable of \$292,981.88.*

*The Statement of Operations reported a Net Operating Revenue of -\$92,205 and a Total Net Revenue of -\$23,731. The Total Net Revenue figure included a YTD \$804 Realized Gain and a YTD Change of Investment Value of \$989 as well as Insurance Reimbursements net of Hail Damage Expenses of \$60,459.*

*It was moved by Jim R, seconded by Jim B, and unanimously approved by the Board to accept the monthly Treasurer's report.*

*There are two homeowners that are still paying past year's dues. The next step has been delayed because of the current issue of Hail Damage paperwork and year-end budget work.*

**2024 Budget Discussion/Approval - Aaron Keller**

The budget provides for an average 6.9% increase in dues to assist in the inflation rate.

It was moved by Jim B, seconded by Marlene, and unanimously approved by the Board to accept the 2024 budget.

### **Committee Reports from Liaison**

#### ***Architectural Control: Marlene Johnson***

Deb Fry and Doug Wunder, 1805 Woodhaven Circle, asked about radon mitigation and receiving HOA approval for such work.

With respect to radon mitigation. Per Board Policy on Radon Mitigation Procedures, found on the SBHOA website ([SBHOA Approved Policies](#)), **"The Stone Brooke Homeowner's Association is requiring that the fan and pipe system for radon abatement be confined to the interior of the home and garage and that the vent stack be installed through the roof. Any variances to these requirements must be approved by both the Architectural Control and Building Maintenance Committees."**

If plans meet the policy requirements as stated above, no further approval is required. Deb and Doug's radon mitigation bid meets association policy requirements and therefore no approval will be required and radon mitigation will proceed.

#### ***Building Maintenance: Jim Reynolds***

TMJ is still working on siding.

Out of the roofs TMJ has evaluated, 9 had hail damage.

#### ***Clubhouse and Pool: Devan Iddings***

The monthly meeting was held on November 2 at the Clubhouse.

- ›Kim Schrader reported 22 clubhouse reservations occurred in October.
- ›Dave Martin, Hal Long, and Jim Reynolds engineered the installation of the new kitchen cupboards and the new storage cabinet next to the bookshelves in the larger restroom.
- ›Hospitality Committee has expressed concern about storing their supplies. It was suggested that those supplies be put in a marked tub and slipped into a cupboard.
- ›A sofa table or similar narrow table was suggested for the front door entry hallway.
- ›New lampshades for the floor and table lamps are needed.
- ›A \$100 gift card for the clubhouse custodian as a year-end gift was approved.

Next meeting TBD

#### ***Grounds: Marlene Johnson***

- ›There is a meeting with Country Landscaping to develop a cooperative plan between homeowners and the HOA to alleviate rainwater runoff and erosion between Townhomes #1512 & #1514 Stone Brooke Rd.
- ›Dewitt Boyd and Amy Yoakum, Program Manager and Assistant Manager of the Conservation Corps Iowa Program, toured the Common Grounds providing useful information in understanding the nature of the various landscapes. They also provided contacts for professionals who may be able to assist in the ongoing maintenance and creation of specific areas.
- ›A shout-out of appreciation to Doyle Kepley for mowing our prairies and perimeter. He stepped up when the previous contractor retired.

>A reminder to all residents that any decorations and winter pots be within landscaped areas so there will be a limited chance of mishap from shovels or plow blades.  
>If you desire to hire someone to clear your drive and walkway during a-less-than 2" snow event OR you'd like to have ice-melt applied (not part of the snow removal contract) during any snow event, **Please contact PSA or any provider you'd like to hire.**

***Hospitality: Kathy Rathe***

>Events in November:

Potluck - 11 residents attended. Hosts were Nathan and Neta Tosten along with Karen Nelson.

Holiday Collection of gift certificates and goods was donated to Bridge Home from 25 residents. Lynn Franco, Beth & Jim Reynolds, and Crystal Iddings worked on this project.

>Event in December:

Holiday Wine and Cheese on Tuesday, Dec. 5th , 4:30-6:30pm

>Residents are asked to bring their beverage of choice (wine, beer, soda, etc) Hors d'oeuvres will be served. **RSVP to Kathy Rathe at [kjrathe@gmail.com](mailto:kjrathe@gmail.com) by**

**Thursday Nov. 30**

Other News:

>The Inspire to Create event to make greeting cards with stamps and dies has been rescheduled for January 16th, 1-3pm at the Clubhouse.

>The Hospitality Committee will meet on Fri., Jan 19th, 3:30-5pm at the home of Kathy Rathe to plan activities/events for 2024.

***Investment : Fred Johnson***

Ending balance as of October 31, 2023 was \$115,485.24. October showed \$1,953.19 loss. The calendar YTD change in value was +\$1,592.79. Return on the original investment is 129%.

***Insurance: Jim Billings***

Homeowners' policies continue to be monitored with a few outstanding and not communicating with the committee.

***Residents are encouraged to add utility-line insurance to their homeowner's policy.*** It will cost the homeowner a minimal increase in their yearly rate and save the HOA thousands of dollars that is not currently being collected in the dues. Jim will write an insert for the newsletter to share that info again to the residents.

***Welcome: Jim Billings***

There are new residents joining the Stone Brooke Community; Doug Wunder & Deb Fry on Woodhaven Circle and Chad & Carrie on Fletcher Blvd. Welcome!

Our sympathy goes out to Janet Padgitt and her family for the loss of her husband, Steve.

**Comments from Property Service Agency: Chad Marty**

**>Path Repair Update**

Chad will check the last 2 path sections, East Wetland and West Woodland Paths, for acceptable work. The section between the two bridges has not been done yet because the equipment could not cross the bridge. It was discussed that it would be appropriate to access that path through the east entry public sidewalk.

**>Hail Damage Roof Replacement Update**

TMJ has finished 30 roofs to date and work will continue next spring.

TMJ has inspected 9 roofs with 15-20 roofs left. There are homeowners who are currently refusing to have their roofs inspected. Emails from PSA will be sent to the residents further explaining the procedure.

**>Utility Water Line Repairs Update**

Speck is working with the city on fixing the correctly identified house, 4013 Fletcher.

**New Business**

**>Introduction of Marilee Lawler as the new editor of the Stone Brooke Connection – Kathy Glatz**

Marilee will train with Kathy for the January Stone Brooke Connection. Then Marilee will be the editor!

Thank you to Kathy for initiating this project in 2020. You've developed a wonderful tool for us to keep abreast of news in our community!

**Comments from Audience**

Bill Watson, 4032 Fletcher, shared that he was getting gutter work done not because of cosmetic reasons, but gutter leakage impacting the front stoop. The work done this fall did not solve the problem, so the work will continue until it is fixed.

**Comments from the Board**

Jim R has noticed excessive speed on Stone Brooke RD and Fletcher Blvd. He asked the Board for permission to investigate the possibility of obtaining a speed monitor from the Ames Community Resource Officer.

**Adjourn:** Fred moved, Jim R seconded, and the Board unanimously approved to adjourn at 6:50

Merry Christmas, Happy New Years, and see you next year!!!

**Next scheduled BOD Meeting, January 22, 2024, 5:30 PM**