



## PRESIDENT'S MESSAGE



### Painting Plans

Several years ago, before my time in Stoney Brook, another Board decided that in order to maintain consistency and the quality appearance of our community, the HOA would take on the responsibility of painting the exteriors of our homes. For pretty much the same reason, this Board and the previous one modified the painting policy from an automatic 5 years to an unspecified exact time depending on what is needed for proper maintenance and appearance.

This decision was made not to save money, but rather to optimize the paint budget in order to achieve better results. For instance, some buildings need the trim painted more frequently and the siding less often. Others need washing more than paint. This new plan was approved last year and takes effect in 2008. The proposed schedule for 2008 is in this newsletter.

Another issue of great concern to the Board for the future is the condition of the siding on some units. The older cedar siding is failing on some units, meaning it is rotting or the new paint is simply peeling off after a short time. Some committees and the Board are actively working on alternatives.

John

PS: Speeding seems to be on the rise again. Please watch it so we don't have to resort to more stringent enforcement.



## BOARD MEETING TO FINALIZE PAINT SCHEDULE

### Notice: September 25 Board Meeting to Finalize Paint Schedule

The Board has approved a painting schedule for 2008 (See page 2.) and will finalize the schedule at its next meeting, September 25th. Homeowners who disagree with this proposed schedule for their unit may present evidence to the Board in person at that meeting on September 25th or in writing prior to that meeting.

## In This Issue

**Important Notice: 2008  
Painting Recommendations**

**Notes from the Stoney  
Brook Office**

**New Owner Orientation  
Meeting – Oct. 16**

**Security Tip for the Month**

**We Want You!**

**Financial Report**



## Important Notice: 2008 Painting Recommendations

At its August meeting, the Board, based on the findings of an inspection report, recommended the following schedule for painting in 2008:

**The Terraces:** Gentle hose wash entire unit to remove cobwebs and loose dirt. Prep, prime and repaint windows only.

1, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 41, 42, 43, 44

**Cedar Units:** Entirely repaint but serious problems with siding may require repairs or replacement of significant portions of the siding prior to painting. The board is also evaluating alternatives which may provide a better long-term solution. These concepts will be discussed with applicable unit owners prior to proceeding with the painting of these units.

103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 338

**The 500's:** Entirely repaint.

501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513

In accordance with the "Revised Painting Schedule and Cost Control Policy for Units" adopted August 2006 and reprinted in this Newsletter, the Board will finalize the 2008 painting schedule at its September 25th meeting after considering the General Manager's recommendations and any Owner comments and evidence received. **Any Owner who disagrees with the determination made for that individual Owner's unit or units must present evidence to the board in person or in writing prior to or at the September 25<sup>th</sup> Board meeting.**

### RESOLUTION 2006.08.02

#### Revised Painting Schedule and Cost Control Policy for Units

**WHEREAS**, the Board of Directors of the Stoney Brook Homeowners Association is required to maintain the Community as a community of high quality and to enhance and protect the Property's value, desirability and attractiveness, and

**WHEREAS**, the Board of Directors is required to be fiscally responsible and accountable to the Members, and

**WHEREAS**, the Association has the right to paint the exterior walls and trim of Improvements on Lots, and

**WHEREAS**, the costs for painting the exteriors of Improvements on Lots is one of the largest continuing expenses of the Association, and

**WHEREAS**, the current painting policy calls for repainting of the exterior walls and trim of each unit every five years without regard to the actual condition of the exterior walls or trim of the units, and

**WHEREAS**, because it has been demonstrated that painted surfaces exposed to the sun deteriorate more rapidly than surfaces not so exposed, the Board has determined the cost effectiveness of the Association's painting program will be improved, and the appearance of Stoney Brook units will be enhanced, by annually inspecting all units and identify units that need a complete or partial painting, regardless of the time elapsed since the unit was last painted.

Now be it resolved that the following paint policy for the exterior walls and trim of Improvements on Lots is adopted:

Annually, starting in 2007, the General Manager shall be responsible for accessing the condition of the exterior paint of each of the 282 units, the Clubhouse and adjacent Maintenance Building, and compiling a summary which will include each unit, the Clubhouse and Maintenance Building, and which will include the following:

- Type of exterior siding material
- Date exterior walls last painted
- Date exterior trim last painted
- Current condition of wall paint
- Current condition of trim paint
- Other applicable comments relating to the paint or conditions which may be impacting the useful life of the paint system, if any
- Recommendation regarding painting of exterior walls for the next painting season
- Recommendation regarding painting of trim for the next painting season
- Recommendation regarding washing of the exterior walls and trim
- Other recommendations, if applicable

*Cont. from pg 2*

The list shall be presented to the Board of Directors at the July Board meeting and shall be made available to the Members by posting on the Association's web site and on the posting site for official Association notices. The Board will act on the recommendations presented by the General Manager at the August meeting and will record the approved listing of units scheduled and to be budgeted for painting in the subsequent year in the Board meeting minutes. The approved listing will also be published in the Association's web site and on the posting site for official Association notices. The

minutes and postings will include a statement that any Owner who disagrees with the determination made for that individual Owner's unit or units must present evidence to the board in person or in writing prior to or at the September Board meeting.

At the September Board meeting the Board will make a final determination of units to be scheduled and budgeted for painting in the subsequent year based on the General Manager's recommendations, Owner comments and evidence received.

## Notes from the Stoney Brook Office

**Pool Closing:** We will again attempt to keep the pool open into the 1st week of October, weather permitting. The hot tub will remain open through the winter, as it was last year. Please check to be sure that doors at the clubhouse are closed when you leave the premises after hours.

**Air Conditioner Unit Enclosures:** Please take a look at the condition of the enclosure surrounding your air conditioning unit. Oliver has noted that some are in need of repair. These enclosures are the responsibility of the Owner to maintain and repair. However, if you

need assistance, you may contact the Stoney Brook Office to request a side-job by one of our crewmembers at the Owner's expense.

**Be Aware, Slow Down - Speeding in Stoney Brook:** Be aware that the posted speed limit in the community is 15 mph. Violators may be ticketed and subject to fines imposed by the Association under the current "Compliance and Enforcement Policy." An Owner may also be held accountable for contractors, vendors, or non-resident visitors who violate the speed limit as well.



## New Owner Orientation Meeting – Oct. 16

On Tuesday, October 16th at 6:45pm in the Clubhouse, the Board is hosting a panel presentation explaining the budget, insurance, ARC and other topics relevant to Stoney Brook for our new residents.

All Stoney Brook residents will be welcome at the presentation. It will be an informative evening. It will also be a wonderful opportunity to meet our new neighbors and to be sure every resident is up-to-date on the community's rules and policies. Questions? Call Ginny Schneider at 720-529-3791.

## Security Tip for the Month

Door-to-door solicitation is prohibited in Stoney Brook. The Office received several calls this month about two young men going door-to-door requesting money to win a prize. The young men were approached and told that solicitations were prohibited and promptly left Stoney Brook. If solicitors come to your door, tell them that solicitations are not allowed in Stoney Brook and then notify the Office.

## We Want You!

Again, a reminder that the Nominating Committee is soliciting interested members to serve on the Stoney Brook Board of Directors. There will be three terms for three years each open for election in January 2008. If you are interested, you are encouraged to pick up a Board Application form at the office or download it from the website ([www.sbhoa.org](http://www.sbhoa.org)). It is critical that we have qualified and energetic people on the Board who are willing to give their time. The deadline for application is December 1, 2007.

Also, if you know someone you think would be a good candidate for membership on the Board, call the chairman of the Nominating Committee, Bob Austin at 303-796-7557, and he will call that person to encourage them to run.

## Minutes of the Meeting of the Board of Directors

Stoney Brook Homeowners Association  
Minutes of the Meeting of the Board of Directors  
August 28, 2007

*Preliminary – Not Approved by the Board*

**Directors Present:** John Cowan, Virginia Schneider, Bob Austin, Pat Bains, Jim Cooley, Donna DuHadway and Brien Gidlow

**Directors Absent:** George Fischer

**Homeowners Present:** Bill and Ila Adams (Unit 112)

**Others Present:** Oliver Lynch, General Manager, and Glenda Beckner, Office Manager and Recording Secretary

**Call to Order:** President Cowan called the meeting to order at 7:00 p.m. with a quorum established.

**Homeowner Comments:** Ila Adams (Unit 112) attended to express her concerns over the implementation in 2008 of the revised paint policy, adopted August 26, 2006, (Resolution 2006.08.02) which Directors discussed with her at length. Concerns over siding conditions and paint peeling due to siding deterioration were addressed in greater detail during the Long-range Planning committee.

**Approval of Minutes:** The Minutes of the July 24, 2007 meeting were unanimously approved as written. (Schneider/DuHadway)

**President's Remarks:** Mr. Cowan reported that he anticipates receiving a stipulation agreement for the Owner of the unit in foreclosure from our attorneys. (See Old Business)

**General Manager's Report:** Mr. Lynch reported that street seal-coating and street repairs for this year are complete. He is in contact with a vendor to act on warranties for water feature pumps that have failed. Three main sprinkler lines are repaired. There are 23 brass carriage style lamp fixtures beyond repair, but he is negotiating with a vendor to obtain fixtures to complete the replacement project for all common area light fixtures. Pond improvements for 2007 are 60% complete. New chemicals to treat ponds and streams are not proving to be as effective as those used in previous years and Mr. Lynch

warned that he might determine to use chemicals in the future that create temporary "blue water." In-house preparation for windowsills at units scheduled for painting in 2008 will begin later in September. He has received two of four requested bids from landscape irrigation contractors to evaluate and bid on upgrades to the aging sprinkler systems.

**Architectural Review Committee Report:** Ms. Schneider provided Minutes of the August 14 committee meeting outlining activities. She reported that Lee Nelson has expressed his intent to continue as a member of the committee after resigning from the Board. The Grounds Committee is continuing to meet with Mr. Lynch regarding beautification projects underway as well as proposed projects for budget consideration in 2008.

**Treasurer's Report:** Mr. Cowan reported for the Treasurer. The balance sheet and month and year-to-date income statements dated July 31 had been provided for review. Operating expenses are reporting under budget \$11,172 for July and under \$10,035 year-to-date, primarily relating to labor costs. Reserve expenses are over \$3,345 in July and over \$26,062 year-to-date, primarily due to timing in the monthly budget. Painting costs were budgeted through August, but completed earlier, while site improvements such as street repairs and concrete replacement had not yet occurred but were budgeted earlier. Combined Operating and Reserve cash flow is under budget \$7,935 for July and over \$12,557 year-to-date. The Board then discussed a timeline for the finance committee as the 2008 and five-year budgets are prepared for presentation to Members. A motion to accept the Treasurer's report passed unopposed. (DuHadway/Schneider)

### Other Committee Reports

**Nominating Committee:** Dr. Austin reported the committee met on August 3, created a list of Owners to recruit to run for the Board in 2008 and there has been positive response from those contacted. Terms for Donna DuHadway and Brien Gidlow will expire January 2008. Directors again discussed at length options to fill the third vacancy created by Mr. Nelson's resignation. A motion to not appoint a

replacement Board Member at this time and allow the position to be filled by the elections in January passed unanimously. (Cooley/Bains) For the record, Mr. Bains congratulated Dr. Austin for the committee's recruitment efforts.

**Long-range Planning Committee:** Mr. Gidlow reported that the committee met on August 3 to discuss options to improve staff retention and proposed changes to the employees' IRA and insurance benefits. They've also worked with Oliver to obtain proposals from landscape consultants to help address ongoing issues with the aging irrigation systems.

The committee also met on August 17 and recommended any changes to the Simple IRA and implementation of any employee retention issues be taken over by the Compensation Committee. The LRP Committee will concentrate on siding, irrigation, and other issues.

In accordance with the "Revised Painting Schedule and Cost Control Policy for Units" (Resolution 2006.08.02) adopted August 22, 2006, Mr. Gidlow reported that on August 9, Ginny Schneider, Oliver Lynch and himself inspected Units 1, 4-9, 13-44, and 501-513. On August 24 Units 103-120 and Unit 338 were inspected. These units were all scheduled for repainting in 2008 under the former painting policy. They also evaluated several units scheduled for painting in 2009 and beyond. Units 1, 4-9 and 13-44 are recommended to have the windows only painted in 2008 since the condition of the siding paint itself is good to excellent.

It was also recommended that before Units 103 – 120 and 338 are painted next, the Board develop a new policy that requires the siding be repaired or replaced. This will likely become an issue eventually for all cedar sided units, and ultimately the masonite sided units. The Long-range Planning committee is evaluating such products, their expected lives and costs. While siding repair and replacement is the responsibility of the Owner, the committee is discussing some mechanisms by which the Association could reduce the net costs to the unit owners for needed siding repair or replacement. The discussions were not at the point yet to recommend anything for Board action at this time.

Units 501-513 are all recommended to be repainted in their entirety in 2008 because there appears to be a difference in the body color among several of the units. It is expected that the color will become uniform for all these units once they are repainted in 2008. The committee recommends that all of the above units that are not scheduled for repainting should be considered for a low-pressure (hose pressure) wash to remove cob webs and loose dirt, except for Units 103 – 120, and 338 which will only likely deteriorate more if washed. In addition, units previously scheduled for painting in 2009 were evaluated and have the same issues noted as for Units 103 – 120 and 338. These are all cedar-sided units. Unit 363, also scheduled for painting in 2009, which is sided with masonite, is in good condition at this time. To summarize, it was recommended that the following units be painted in 2008: (1) Units 1, 4-9, 13-44 prep and repaint windows only; (2) Units 103-120 and Unit 338 be painted (with the acknowledgement that siding conditions may well cause new paint to fail quickly and that further options to Owners regarding available siding replacement materials must be researched and may be substituted instead of repainting); and (3) Units 501-513 be painted in their entirety. A motion to accept the recommendations as stated above passed, with Ms. DuHadway abstaining from the vote. (Note: In order to comply with **RESOLUTION 2006.08.02 Revised Painting Schedule and Cost Control Policy for Units** the following is included in these minutes: Any Owner who disagrees with the determination made for that individual Owner's unit or units must present evidence to the board in person or in writing prior to or at the September Board meeting.)

**Administration Committee:** Mr. Gidlow reported the committee is researching the purchase of an oversized flat drawer file cabinet to preserve and maintain the vast collection of drawings and maps that have been catalogued and organized by Bob Seklemian.

**Security Committee:** Dr. Austin reported the only incident this month involved young men soliciting in the complex. He confronted the solicitors and will create a newsletter article to give advice to Owners on how to manage solicitors.

**Social Committee:** Ms. DuHadway stated the margarita party is scheduled for Sunday, September 9 from 5 to 7:30 p.m. and reported on the particular assignments and plans. The holiday party is scheduled for December 2.

**Education Committee:** Mr. Cowan reported that Patty Levy has agreed help Ginny Schneider coordinate the new owner orientation meeting again this year.

**Communications Committee:** Ms. Schneider stated that the deadline to submit articles for the September newsletter is Tuesday, September 4.

**Old Business:** Mr. Cowan and Mr. Gidlow reported that the attorney appointed by the City and County of Denver to review efforts to obtain the necessary permit to upgrade the Yosemite fence has recommended that Stoney Brook proceed to apply for a revocable permit. Mr. Gidlow will continue discussions with the Denver Water Board. Engineered drawings will need to be prepared to submit along with the permit application, based on sketches and drawings prepared by Long-range Planning and ARC committee members in the past. Options to obtain the needed updated engineer's drawings with

the required specifications were discussed. Finally, Mr. Cowan reported that a settlement arrangement has been obtained to collect all arrears and attorney's fees within the next three months from the Owner of the property currently in foreclosure.

**New Business:** Mr. Gidlow again addressed the issue of ongoing speeding in the complex. He asked that the following dates and license plate numbers be made part of these minutes, as he has noted these particular speeding violations:

April 8, LP # 0B0FOJ, June 23, LP # 463 MPV, July 6, LP # 911 ICI and August 11, LP # OKM 853 and LP # MM8. He also noted LP # ENV 576 ran a stop sign on July 13. He urged the Board to consider issuing rules violation tickets to Owners, in accordance with Rule 22, (Compliance and Enforcement Policy). He also suggested using the speed gun or hiring an off duty police officer again to monitor the problem.

**Adjournment:** As there was no further business, at 9:26 p.m. the Board adjourned until Tuesday, September 25, 2007 at 7:00 p.m.  
(DuHadway/Schneider)

Respectfully submitted,

Glenda Beckner, Recording Secretary

# Financial Report

**STONEY BROOK HOA  
FINANCIAL REPORT (SUMMARY)  
JULY & YEAR TO DATE 2007**

|   | <u>JULY</u>     | <u>BUDGET</u>   | <u>VARIANCE</u> | <u>JAN-JULY</u> | <u>BUDGET</u>   | <u>VARIANCE</u> |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b><u>OPERATING INCOME</u></b>                  |                 |                 |                 |                 |                 |                 |
| Homeowner Dues                                  | 94,470          | 94,470          | -               | 661,290         | 661,290         | -               |
| Other Income                                    | 1,951           | 1,922           | 29              | 16,063          | 13,453          | 2,610           |
| Allocation to Reserves                          | (22,332)        | (22,332)        | -               | (156,321)       | (156,321)       | -               |
| <b>TOTAL OPERATING INCOME</b>                   | <b>74,089</b>   | <b>74,060</b>   | <b>29</b>       | <b>521,032</b>  | <b>518,422</b>  | <b>2,610</b>    |
| <b><u>OPERATING EXPENSE</u></b>                 |                 |                 |                 |                 |                 |                 |
| Salaries & Benefits                             | 27,338          | 34,369          | (7,031)         | 236,184         | 255,382         | (19,198)        |
| Administrative                                  | 3,990           | 2,227           | 1,763           | 23,557          | 22,956          | 601             |
| Maintenance                                     | 5,126           | 10,096          | (4,970)         | 55,083          | 44,228          | 10,855          |
| Pool/Clubhouse Expense                          | 1,279           | 672             | 607             | 8,172           | 5,859           | 2,313           |
| Utilities                                       | 27,220          | 27,789          | (569)           | 114,879         | 118,829         | (3,950)         |
| Fixed Expenses                                  | 10,642          | 11,615          | (973)           | 81,840          | 82,645          | (805)           |
| Taxes   | -               | -               | -               | 1,000           | 850             | 150             |
| <b>TOTAL OPERATING EXPENSE</b>                  | <b>75,596</b>   | <b>86,768</b>   | <b>(11,172)</b> | <b>520,714</b>  | <b>530,749</b>  | <b>(10,035)</b> |
| <b>NET OPERATING INCOME</b>                     | <b>(1,507)</b>  | <b>(12,708)</b> | <b>11,201</b>   | <b>318</b>      | <b>(12,327)</b> | <b>12,645</b>   |
| <b><u>RESERVE INCOME</u></b>                    |                 |                 |                 |                 |                 |                 |
| Reserve Allocation, Dues                        | 22,332          | 22,332          | -               | 156,321         | 156,321         | -               |
| Interest-Reserves                               | 1,547           | 1,468           | 79              | 11,136          | 10,276          | 860             |
| Total Reserve Allocation                        | 23,879          | 23,800          | 79              | 167,457         | 166,597         | 860             |
| <b><u>RESERVE EXPENSES</u></b>                  |                 |                 |                 |                 |                 |                 |
| Landscape                                       | 3,113           | 1,583           | 1,530           | 24,315          | 16,549          | 7,766           |
| Site Improvements                               | -               | -               | -               | 17,584          | 28,000          | (10,416)        |
| Exterior Painting                               | 41,788          | 35,380          | 6,408           | 142,081         | 106,140         | 35,941          |
| Clubhouse & Maint Bldg                          | -               | -               | -               | 4,873           | 5,700           | (827)           |
| Operating Equipment                             | -               | -               | -               | 27,847          | 29,900          | (2,053)         |
| Pool & Tennis Courts                            | -               | -               | -               | 38,601          | 37,000          | 1,601           |
| Ponds & Streams                                 | 407             | 5,000           | (4,593)         | 10,051          | 16,000          | (5,949)         |
| <b>TOTAL RESERVE EXPENSE</b>                    | <b>45,308</b>   | <b>41,963</b>   | <b>3,345</b>    | <b>265,351</b>  | <b>239,289</b>  | <b>26,062</b>   |
| <b>NET RESERVE INCOME</b>                       | <b>(21,429)</b> | <b>(18,163)</b> | <b>(3,266)</b>  | <b>(97,894)</b> | <b>(72,692)</b> | <b>(25,202)</b> |
| <b><u>COMBINED OPS &amp; RESERVE INCOME</u></b> |                 |                 |                 |                 |                 |                 |
| <b>COMBINED OPS &amp; RESERVE INCOME</b>        | <b>97,968</b>   | <b>97,860</b>   | <b>108</b>      | <b>688,490</b>  | <b>685,019</b>  | <b>3,471</b>    |
| <b>COMBINED OPS &amp; RESERVE EXPENSE</b>       | <b>120,904</b>  | <b>128,731</b>  | <b>(7,827)</b>  | <b>786,066</b>  | <b>770,038</b>  | <b>16,028</b>   |
| <b>OPS &amp; RESERVE CASH FLOW</b>              | <b>(22,936)</b> | <b>(30,871)</b> | <b>7,935</b>    | <b>(97,576)</b> | <b>(85,019)</b> | <b>(12,557)</b> |