



PRESIDENT'S MESSAGE



For the past two months, we have published warnings about the sighting of coyotes in Stoney Brook. Last week, an actual coyote attack on a pet dog was reported in the 400's area near the greenbelt. Fortunately, the owner was able to scare off the coyote and her dog was unharmed, but the danger to cat and dog owners is very real.

Inside this newsletter, you will find a reprint of the article, "Living in Coyote Country," from the Colorado Division of Wildlife (DOW). Please, read it carefully and heed its advice. The DOW particularly emphasizes that homeowners not leave pets or children unattended EVER. Also, keep any food sources indoors.

If you should have an actual attack incident (not merely a sighting), report it to the DOW at 303-297-1192, Mon-Fri 8-5:00. Also, for more information, go to the DOW website: www.wildlife.state.co.us

On a lighter side, spring is only a few weeks away, and Oliver has begun sprucing up the area around the maintenance garage. A new stone fence and gate is being installed and, later this summer, the garage and clubhouse will be repainted.

Ginny

Oliver Would Like You To Know

Water will be shut off in staggered areas throughout the complex sometime in March for about two hours for repairs to the main line. Oliver will target a mid-morning time frame for your convenience.

All spruce trees will be sprayed for I.P.S. beetle prevention in March and April as weather permits. All trees and shrubs up to 30', as well as common area grounds will be sprayed for aphids and mites during May and June. We will flag the grounds areas affected as we did last year.

Webmaster Needed

Stoney Brook is asking any homeowner with webmaster skills to please consider volunteering to help

maintain our website. If you can help, and for more details, please call Ginny Schneider at 720-529-3791.

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A Note from the Stoney Brook Office

2008 Directory: We are finalizing the directory to go to print and you should expect it to be delivered through the mails in March. Please remember the community directory is provided solely for social purposes and must not be used for commercial solicitation or mailing lists. Please respect the privacy of all.

For those of you who pay dues by check, we will include envelopes with the directory mailing. Consider signing up for our auto-pay program, if you have not already done so. Just contact Glenda for information regarding this no-cost service.



Spotlight On: www.sbhoa.org

The Stoney Brook HOA has sponsored the maintenance of a web site for the use of its residents and others interested in learning more about the Stoney Brook complex. The site was designed to meet legal as well as other interests of the Association and its members and provides a single source for information concerning Stoney Brook. It is currently maintained by the effort of volunteers from the Stoney Brook community.

The web site satisfies legal duties of the association by providing sections for disclosures and documents to which residents and others may want quick access. The Association's governing and selected financial documents and Architectural Review process and forms can be viewed or obtained online. The latest annual audits and the current year's operating budgets are also on line. If you want to contact a board member or the head of a specific committee, you can find their name and contact information on the site. The web site offers the advantage of 24/7 access to these and other items of information.

Although the public can view information about the complex including selected units for sale or rent and general information about the community and its buildings, the site was primarily designed for the use of the Association's members. Information for residents includes an archive of newsletters, security tips, board minutes, board and ARC meeting dates for the year, local weather, and upcoming events. The site also contains service referrals submitted by association members, photos of the Association's staff, a list of your new neighbors, and the Denver garbage and large item pick-up schedules for the year. It also contains links to some key organizations. Although not yet used much, the site also offers a forum for residents to share thoughts and post questions to which other residents can respond. The Forum can also be used to offer those unwanted items for sale to others in the community. Another little used benefit available to Association members is their own sbhoa.org email address. If you are interested in obtaining such an email address, contact the office.

~ George Clifford, Webmaster ~

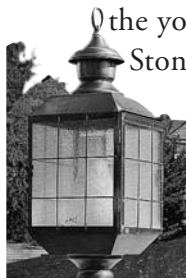
Return of the Lamplighters

Last year's Lamplighter program was so well received that Shirley Klotz has volunteered to organize a 2008 date. Please keep in mind this program is an intergenerational effort between church youth working to earn money for a Mission Trip to the Lakota reservation and Stoney Brook Homeowners who need assistance in cleaning their porch and garage lights!

The date is Saturday, April 12 from 9 to 12 noon. Please call Shirley at 303-779-8898 if you want to sign up for help from the Lamplighters. It is suggest-

ed that a \$10 contribution be made if you sign up for this special service. Thank You!

She is also recruiting homeowner volunteers to coordinate this effort – no heavy lifting required, just help the young people find their way around Stoney Brook – and have fun being with your neighbors.



Living in Coyote Country

Here are some tips from the Colorado Division of Wildlife for living in coyote country:

- All wildlife is unpredictable. Do not get close or encourage interaction with wild animals.
- Remind children not to approach or feed wildlife.
- People with pets need to keep them on a leash when walking them.
- While at home, pets should not be allowed to roam freely. Pets in enclosed yards or tethered outside run risk of predation, especially at night. Coyotes and foxes have been known to be responsible for many cat disappearances.
- Keep pet food inside so not to attract coyotes and other wildlife.
- Remove other food attractants such as table scraps, bread crusts, fallen fruit, and spilled seed beneath birdfeeders.
- Coyotes are usually wary of humans and will avoid people whenever possible. Do not turn your back or run from a coyote. If approached or followed by a coyote, make loud noises, yell and make yourself look big. If the coyote approaches to an uncomfortably close distance, throw rocks or other objects at the coyote. Adults should keep themselves between the coyote and small children.

Guidelines: Decorative Exterior Lanterns

Guidelines for exterior changes established by the Architectural Review Committee are meant to convey what is generally considered acceptable to ARC. The criterion that is generally considered acceptable to ARC for decorative light fixtures next to the garage includes:

- Hanging carriage/lantern style
- Bronze or brass in color
- Clear or diffuse glass preferable (not opaque)
- Similar size to the original fixture.



Homeowners are reminded that in all cases, they must submit a written application for approval for any exterior change to their unit whether within the framework of a Guideline or not. If there are any questions, Homeowners should contact the Chair of the ARC before installation.

Pet Owners, Please Pick Up

As the snow melts, more and more areas of pet waste are fouling the grounds. Most pet owners in Stoney Brook are very conscientious and pick up after their pets. For the few who do not, Directors have instructed Oliver to step up enforcement of Rule 5 of the Stoney

Brook Rules and Regulations which states: "...Animal waste shall be cleaned up immediately by the animal Owner and the Owner must not allow the animal to urinate upon any bush, evergreen, tree or flower..." Any owner in violation of this rule is subject to fines.

SECURITY TIP FOR THE MONTH

Stay pro-active about Stoney Brook Security. Previous Safety Tips include:

Call 911 if you learn of a break-in or burglary. Then notify Oliver Lynch.

Report unusual neighborhood activity to the police at 720-913-2000 and the Stoney Brook office at 303-771-4656

Keep exterior lights on all night. Activate your burglar alarm at all times



cut & save

POST THESE NUMBERS
911 – Break-in/Burglary
303-349-7544 – Oliver Lynch (Emergency)
720-913-2000 – Police – Suspicious Activity
303-771-4656 – SB Office

Minutes of the Meeting of the Board of Directors

Minutes of the Meeting of the Board of Directors
February 26, 2008

Preliminary – Not approved by the Board

Directors Present: Virginia Schneider, George Fischer, John Cowan, Brien Gidlow, Shirley Klotz and Jackie Richardson

Directors Absent: Pat Bains, Donna DuHadway and Bob Austin

Homeowners Present: Jane Gibson (Unit 114) and two prospective purchasers as interested parties

Others Present: Oliver Lynch, General Manager; Glenda Beckner, Office Manager

Call to Order: With a quorum established, Ms. Schneider called the meeting to order at 6:58 p.m.

Homeowner Comments: Jane Gibson (Unit 114) remarked that pond water features have not been turned on now that the weather is warmer and was concerned for the fish as the water level is lower. Mr. Lynch responded that he will begin restarting pumps and bubblers this week and that all features should be running in the next two weeks. Mrs. Gibson left the meeting.

Approval of the Minutes: Mr. Gidlow proposed that the date in the Remarks from the Chair section be amended to *November 27, 2007* instead of *December 18, 2007*. A **motion** to approve the January 30, 2008 minutes as amended passed unopposed.
(Cowan/Gidlow)

President's Remarks: Ms. Schneider had provided an updated list of committee volunteers gathered from the annual meeting materials. She reported that a coyote had attacked a small dog. There are two pairs of coyotes often sighted in Stoney Brook. She has contacted the Division of Wildlife and was told that they will not trap or remove the animals, but Owners should notify the Division of any aggressive behavior or attacks. Mr. Lynch and Mrs. Richardson remarked that trapping or killing coyotes is against the law. Directors discussed options to heighten awareness and communication to residents to be aware and use extreme caution with pets and children. Ms. Schneider then reported on pending state legislative issues involving Homeowner Associations and is

tracking progress of these bills. Ms. Schneider and Mrs. Richardson attended seminar classes presented by HindmanSanchez PC and feels that Stoney Brook is doing well with compliance with laws governing Associations.

Manager's Report: Mr. Lynch reported on completed projects, which include installation of parking blocks in the Terrace area, replacement of a retaining wall near Unit 131 and the stone retaining wall at the clubhouse. A stonewall at the storage area at the clubhouse garage is underway. Grounds clean up is beginning as weather permits. He stated that approximately half of the deciduous trees have been pruned and that some pines will be pruned as well. Arbor Garden will be returning to continue the pruning and Mr. Lynch is happy with their work. He is expecting recommendations from the irrigation consultant for spring repairs and upgrades. Finally, he had provided the status of past due accounts receivable which were reviewed and discussed.

Treasurer's Report: Mr. Fischer had provided a balance sheet and income statement dated January 31, 2008 and discussed all budget variances. Labor costs are under budget due to a staff member leaving, but overtime is over due to snow removal hours. Trash removal costs are over due to winter debris cleanup. Equipment repair, equipment rental costs and vehicle expenses are over due to snow removal related repairs and upgrades. Mr. Lynch noted that he has under-budgeted for gasoline costs due to price increases and will most likely run over budget by as much as \$2,000 by year's end. Total operating expenses are over budget for January by \$668. Net operating income is reporting behind budget \$541. Landscape expenses are over for fees paid to the consultant. Retaining wall expense is over due to a timing issue. A deposit has been made for a dump truck conversion, which caused the reserve vehicle category overage. Total reserve expenses are over budget \$3,029 for January. Net reserve income is \$3,158 behind budget and total cash flow is \$3,699 behind budget. A motion to accept the Treasurer's report passed unanimously. (Gidlow/Klotz) Directors noted that the 2007 audit performed by Jeff Reyes was provided on January 30 and all Directors acknowledged it is satisfactory.

Committee Reports: All Directors have been provided a list of volunteers gathered from the annual meeting materials and are in the process of contacting volunteers and finalizing committee rosters.

Architectural Review Committee: Directors discussed the requirement that three Board Members sit on ARC. A motion to appoint Bob Austin to the committee passed unopposed. (Gidlow/Fischer) Mrs. Richardson had provided Minutes of the February 12 meeting and summarized the committee's activities. Five residents were contacted to submit requests for approval, after the fact, for light fixture replacements. One Owner was notified that the new fixture was rejected and would have to be replaced. The committee has set guidelines for exterior light fixtures and will create an article for the newsletter. Grounds committee members will walk the property this week to begin identifying problem areas and recommendations for spring projects. Mr. Lynch commented that responses to notices sent to Owners whose units will require siding repairs prior to painting have been effective and that many have arranged to have the repairs done, either through the painting contractor or through carpenters of their choosing.

Administration Committee: Mr. Gidlow stated there a few loose ends to resolve with Mr. Lynch, but that this committee may disband in the future, as there may not be a need for it.

Education Committee: Mrs. Klotz intends to hold a meeting in March to discuss the annual new owner orientation meeting.

Security Committee: Mrs. Klotz is acting Chair until Dr. Austin returns and is creating tips for the newsletter.

Communications Committee: Ms. Schneider commented on the value and increasing usage of the website to provide information and noted that George Clifford may become unavailable to continue as Webmaster. Directors discussed options. She stated the deadline for articles for the March newsletter is Monday, March 3.

Green Committee: Ms. Schneider reported in Ms. DuHadway's absence that this new committee is forming to address energy saving issues.

New Business: Mrs. Klotz remarked that youths from her church could be available again on April 13 for "lamplighter" services to clean porch and garage light fixtures for interested Members. She will prepare an informational newsletter article.

Motions to adopt RESOLUTIONS 2008.02.001 (Gidlow/Fischer) and 2008.02.002 (Gidlow/Klotz), which accept bank resolutions and name authorized signers for accounts held with AmFirst Bank and Community Associations Bank respectively, passed unopposed. Mr. Fischer has been named as the non-signing Director on accounts this year, to open and examine all bank statements should Mr. Lynch be unavailable. A **motion** (Cowan/Gidlow) to adopt RESOLUTION 2008.02.003 which accepts the account resolution for Fidelity Investments for the Deferred Compensation Account passed unanimously. Mr. Fischer and Ms. Beckner are authorized to open and examine statements. A **motion** (Cowan/Gidlow) to amend RESOLUTION 05.10.003 to include Mutual Funds under terms and conditions of the Deferred Compensation Agreement in the Association's investment policy passed unopposed. These Resolutions are made part of these Minutes as ATTACHMENTS "A", "B", "C" and "D".

A **motion** (Cowan/Richardson) to retain the legal firm of HindmanSanchez PC for 2008 passed unanimously. Mr. Lynch will sign and return the agreement and notify the firm of Orten Cavanagh Richmond & Holmes LLC.

Mr. Cowan asked that the General Manager heighten enforcement of Rule 5 regarding Owners not picking up pet waste. He will prepare a newsletter article.

Adjournment: The meeting adjourned at 8:06 p.m. (Gidlow/Richardson) until Tuesday, March 25, 2008 at 7:00 p.m. at the Stoney Brook clubhouse.

Respectively submitted,

Glenda Beckner, Recording Secretary
(Note: Attachments A, B, C, and D referred to above are available for inspection in the office.)

Financial Report

STONEY BROOK HOA FINANCIAL REPORT (SUMMARY) JANUARY & YEAR TO DATE 2008

	<u>JAN</u>	<u>BUDGET</u>	<u>VARIANCE</u>
<u>OPERATING INCOME</u>			
Homeowner Dues	98,700	98,700	-
Other Income	1,632	1,505	127
Allocation to Reserves	(22,121)	(22,121)	-
<u>TOTAL OPERATING INCOME</u>	78,211	78,084	127
<u>OPERATING EXPENSE</u>			
Salaries & Benefits	32,712	36,011	(3,299)
Administrative	6,605	6,283	322
Maintenance	7,877	3,645	4,232
Pool/Clubhouse Expense	214	374	(160)
Utilities	12,152	12,579	(427)
Fixed Expenses	10,499	10,499	-
Taxes	-	-	-
<u>TOTAL OPERATING EXPENSE</u>	70,059	69,391	668
<u>NET OPERATING INCOME</u>	8,152	8,693	(541)
<u>RESERVE INCOME</u>			
Reserve Allocation, Dues	22,121	22,121	-
Interest-Reserves	1,353	1,482	(129)
Total Reserve Allocation	23,474	23,603	(129)
<u>RESERVE EXPENSES</u>			
Landscape	1,906	-	1,906
Site Improvements	8,555	8,000	555
Exterior Painting	67	-	67
Clubhouse & Maint Bldng	-	-	-
Operating Equipment	500	-	500
Pool & Tennis Courts	-	-	-
Ponds & Streams	-	-	-
<u>TOTAL RESERVE EXPENSE</u>	11,029	8,000	3,029
<u>NET RESERVE INCOME</u>	12,445	15,603	(3,158)
<u>COMBINED OPS & RESERVE INCOME</u>	101,684	101,687	(3)
<u>COMBINED OPS & RESERVE EXPENSES</u>	81,087	77,391	3,696
OPS & RESERVE CASH FLOW	20,597	24,296	(3,699)