



PRESIDENT'S MESSAGE



At this stage, the concrete repairs to pond 6 are curing before the liner can be spray applied. The manufacturer of the lining material requires a 28-day curing period in order to warranty the material. Therefore, it will be mid-August before the liner will be spray applied. Also, since temperatures need to be cooler when the material is actually sprayed, maybe by then, our extreme heat wave will ease.

Again, I appreciate the patience of the homeowners affected and also the efforts of Brien Gidlow, chair of the Pond Committee, and Oliver. Since there was no standardized procedure to follow, this project has truly been a "learning experience." Brien and Oliver had to work out a plan that was not only affordable, but also solved several seemingly insurmountable problems, including no access or maneuver room for heavy equipment and huge boulders that could not be moved.

The success of this project will potentially be a blueprint to repair any future leaks in our aging ponds. These ponds not only enhance the beauty of Stoney Brook, but they also make up an integral part of the storm overflow/retention system. Feel free to call me 720-529-3791, if you have any questions.

Hope to see you all at the Ice Cream Social at the Clubhouse on Sunday, August 17!

Ginny

Important: Please Return Your Ballot

By now all Homeowners should have received a letter/ballot in the mail regarding a request from Tom Jaspers and Kay Wagner (Unit 204) to build a deck which would extend two and a half feet onto common area. Their request has been approved by their neighbors, by ARC and by the Board of Directors.

Our governing documents allow such an extension only after a favorable vote by a majority of the entire Membership. Returning your ballot to the office is a very small obligation, but a very large courtesy to your fellow homeowners. If you need a new letter/ballot, please contact the office for a replacement. Thank you.

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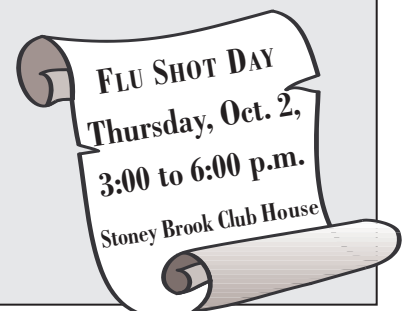
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Notes from the Stoney Brook Office

Street Seal-Coating: Street seal-coating will take place in September. The process will take approximately 2 days. One side will be done the first day; the other side on the second day, so there will be street access on at least one side during the process.

Areas affected:

- Beginning near Unit 406 down to the 8505 E Temple entrance.
- The Terrace area.

We will post notices on residents' garage doors when dates are confirmed. Residents will not have access to driveways or parking pads in the work area and must make arrangements to place your vehicles elsewhere during this time. We will make every effort to complete the work quickly.

Tree Spraying: Oliver and his staff will continue tree spraying in August for insects. Flags will be put out to indicate the sprayed areas. Please keep off the grass and keep your pets away from the affected areas for at least one hour after treatments are applied.



Nominations for the Board

Stoney Brook needs the active participation of as many as possible, so if you are thinking of running and have the time and energy to contribute, we welcome your candidacy.

Chairman of the Nominating Committee, Dr. Bob Austin, would be happy to discuss any questions you

may have or contact any homeowners whom you think would be good prospects for the Board. Call him at 303-796-7557 or email to 6259rocky@comcast .net

December 1, 2008 is the last day for candidates to apply for Board positions.

Flu Shot Day

Thursday, October 2, 2008
3:00 to 6:00 p.m.
Stoney Brook Club House
through
Visiting Nurse Association



Security Tips

THIS IS THE TIME OF YEAR WHEN HOMEOWNERS ARE INCLINED TO LET THEIR GUARD DOWN.

- Keep outside doors locked and alarm systems armed during the day and at night.
- Keep bushes next to your unit trimmed. Bushes make good hiding places.
- Keep garage and porch lights on all night.
- Keep speed down. Narrow streets and parked work trucks cause limited visibility.

Safety At Home

One of our Stoney Brook neighbors was burned very badly. She was cleaning out her garage and tried to reach a bottle on a top shelf. Liquid spilled out and got all over her leg. It was sulfuric acid and this is very dangerous. She does not know how the bottle got in her garage because she didn't put it there.

She has second and third degree burns on her whole leg and goes to the hospital every day to get it cleaned and bandaged.

Be sure you know what is in your garage and get rid of any dangerous things. Call the fire department or the hazardous waste office and they will come get it. I spent the night with my grandfather last week and fire trucks were all around her house the next morning. They cleaned out her garage. I thought that everyone should know about this.

- Written by eight-year old Anna Stroeher, Ann and Gary Kochenberger's granddaughter

Disposal of CFL Light Bulbs

Compact Florescent Light Bulbs (CFL) use up to 75 percent less energy, fit in standard sockets, cost less than \$3 a bulb, and can last up to 5-10 years depending on usage.

Being responsible with energy usage doesn't stop with buying and using CFLs in your home. As CFLs continue to become more popular and frequently used, make sure you know how to properly dispose of them. The reason is CFLs contain a small amount of mercury, just like computers, clothes irons, and batteries.

When CFLs do finally wear out, please dispose of them through **Denver's FREE Household Hazardous Waste Collection Program** (HHW). Do not throw them in the trash. Eligible residents can call 1-800-HHW-PKUP (1-800-449-7587) to make a collection appointment. Residents are permitted one collection per year, not to exceed 125 pounds, with a minimum of three different materials before calling for a pickup.

If you are worried about the bulb breaking while in storage or in transit to the HHW facility, store them in a sealed container or zip lock bag so the mercury will be contained. If the bulb does break, please visit <http://www.epa.gov/mercury/spills/index.htm> to learn how to properly clean up and store spilled mercury.

CLF fact to consider when choosing wattage: CFL's use about one quarter of the wattage as standard light bulbs. To replace a 100-watt bulb, buy a 26-watt CFL.



Minutes of the Meeting of the Board of Directors

Stoney Brook Homeowners Association

Minutes of the Meeting of the Board of Directors

July 22, 2008

Stoney Brook Clubhouse

Preliminary – Not Approved by the Board

Directors Present: Virginia Schneider, Pat Bains, George Fischer, Donna DuHadway, Bob Austin, John Cowan, Brien Gidlow, Shirley Klotz and Jackie Richardson

Others Present: Glenda Beckner, Office Manager

Homeowners Present: Kay Wagner and Tom Jaspers (Unit 204), Carrie and Bill Hein (Unit 509), Marlene Heber (Unit 513), Carol Germanotta and Rick Kingsley (Unit 508) and Lee Nelson (Unit 507)

Call to Order: Ms. Schneider called the meeting to order at 7:00 p.m.

Homeowner Comments: Carrie and Bill Hein (Unit 509) attended to appeal ARC's disapproval of a deck extension. Mrs. Richardson had provided background information and drawings to Directors prior to the meeting. Ms. Schneider noted that the Heins had applied for front landscaping, a rear lower deck, an upper deck extension from the main floor and a spiral staircase to attach the two decks. ARC approved the front landscaping and the lower ground level deck, but not the extension of the upper deck and spiral staircase. Mr. Hein stated they no longer requested the spiral staircase. Mr. Hein presented drawings and photographs of the proposal to extend the upper deck approximately 6' 8" to improve livability and view. Carol Germanotta (Unit 508) had submitted a letter to ARC formally objecting to the extension, feeling it would block her views of the greenbelt and pond from an elevated position. Mr. Hein presented arguments that obstruction of views would not be an issue at Unit 508. Ms. Germanotta spoke and also presented drawings to support her stance that the proposed extension would obstruct her view and interfere with a proposed extension to her own deck. Ms. Schneider noted that Ms. Germanotta's proposed deck was approved in 1988 to a former owner and that

approval is now considered expired. After lengthy discussion, a motion to deny the appeal of Unit 509 (Bains/Fischer) was tabled by a motion (Gidlow/Bains) passed unopposed, as the parties involved agreed to sit down together with Mr. Nelson and ARC members to come up with a compromise. Ms. Schneider suggested that the agenda be changed to continue with ARC business.

Architectural Review Committee: Mrs. Richardson had provided minutes of the July meeting. The committee had approved the appointment of Arnold Silverman to the committee and a motion (Bains/DuHadway) to approve that appointment passed unopposed. Ms. Schneider noted for the record that Dr. Silverman's appointment is due to the resignation of Mrs. Mary East (Unit 106) whose contributions to the committee and to the beauty of Stoney Brook grounds over the years have been extraordinary and she will be sorely missed. Mrs. Richardson also noted comments from residents regarding the appearance of turf and dry grass. Discussion ensued regarding the current approved and budgeted plan to upgrade three areas of concern this year, and then to upgrade all irrigation systems over the long term. Mr. Fischer asked that the record reflect his strong disagreement with the current plan to upgrade the systems in stages. He again suggested hiring specialists to design and install a complete replacement irrigation system to be paid from reserve funds or a special assessment. Mr. Gidlow noted Mr. Lynch was committed to doing the work in-house in stages for considerably less costs. He stated that a study done over 5 years ago estimated irrigation system replacement could cost over \$1,500,000. There was no action taken this evening to change the current course of action.

Approval of the Minutes: Mrs. Klotz requested the word "workman's" be replaced with the updated word "worker's" in the third sentence of the Treasurer's Report of the June 24, 2008 Minutes. A motion (Cowan/Austin) to approve as amended the Minutes of the June 24 meeting unanimously passed.

General Manager's Report: Mr. Lynch is away on vacation until August 4, but had provided a written report. Concrete curb and gutter repairs are completed for the year. Concrete is curing at the pond 6 repairs and general pond clean up continues. Sprinkler repairs continue and a specialist has been hired to locate broken wiring, leaks and problem zones. Windowsill preparation for painting continues; power washing and painting will begin Thursday, July 24. Directors discussed the status of past due accounts. Ms. Schneider stated that a status report from the attorneys indicated that the 30-day demand period for Unit 39 has expired and she instructed the attorneys to continue with foreclosure proceedings as decided by the Board at a previous meeting. The 30-day demand period for Unit 207 expires August 9th.

Treasurer's Report: Mr. Fischer reported that IndyMac Bank has been taken over by the FDIC. The Association has a CD on deposit which will mature in October and which is federally insured. He provided a balance sheet and income statements for June and 2008 year-to-date and provided information for budget variances. Operating expenses are over \$3,801 for June; under \$9,322 year-to-date. Maintenance staff is over in June for new employees added specifically for pond and irrigation repairs. A dividend credit has again been received for 2007 performance from the Workers' Comp carrier. Directors discussed moving pond repair expenses year-to-date from the operating section (maintenance) to the reserve section because of the expected life and costs of the repairs/improvements and based on previous motions carried by this Board. Overall utility expenses are under budget for both June and year-to-date, but pool gas expense is over budget. A panel of the garage door at the shop had to be replaced. Reserve expenses are over \$20,748 in June, under budget \$73,049 year-to-date. Landscape and Site Improvements are over, primarily due to timing issues and irrigation consultation services. A 4" main sewer line had to be replaced. Total cash flow is \$24,951 behind budget for June and \$81,737 better than budget year-to-date. A motion (Gidlow/DuHadway) to accept the Treasurer's report passed unopposed. Mr. Fischer stated that the finance committee will begin meeting early in September to begin the 2009 budget preparation process. He requested an updated timetable for budget deadlines. Ms. Schneider agreed to send him one.

Other Committee Reports:

Pond Committee (ad hoc): Mr. Gidlow provided a breakdown of costs so far for repairs to pond 6, indicating that approximately \$20,000 of the approved costs of \$52,000 has been used. Costs for application of the new lining material are estimated at \$28,000. The concrete repairs need to cure for a specified period of 28 days before the lining material is applied. Mr. Bains asked these minutes to reflect appreciation to Mr. Lynch for significant cost control. The long-range planning committee will continue to present budget proposals to anticipate continued pond repairs in the complex. Mr. Gidlow also provided comments from a homeowner regarding pond repairs and his response to that owner, and comments and response from another homeowner regarding pine trees along Union/Temple. Mrs. Klotz suggested increased communication to owners affected by pond repairs.

Security Committee: Dr. Austin noted that the month had been very quiet until Monday, July 21, when vandalism occurred in the middle of the night. Police were called to the scene and a report was filed. The committee has arranged for flu and pneumonia shots to be offered to residents on October 2nd from 3:00-6:00 p.m. at the Clubhouse. Further information will be provided regarding setting up appointments.

Nominating Committee: Dr. Austin reported that he has begun gathering names of those interested in running for board positions for openings in January, 2009.

Insurance Committee: Mr. Bains and the committee had met with Makey Towne of Moody Insurance regarding renewal of all insurance policies for 2008-2009 and minutes of the meeting were provided. The estimated total renewal premium is \$116,998, a reduction of \$19,396 from 2007-2008. However, we have been advised that due to market conditions, we may anticipate a 10% increase for the 2009-2010 period. The installation of solar panels and solar shingles were discussed. ARC and the Insurance Committee will have to define insurance requirements to be carried by owners installing such items, since roof repair and maintenance is the responsibility of the homeowner. The committee recommended

approving the renewals through Moody Insurance. A motion (Klotz/Gidlow) to renew the policies for the August 2008-August 2009 period passed unopposed. Mr. Bains will draft a policy for future review and adoption to require a homeowner to carry \$2,000,000 of liability insurance if installing solar panels or similar devices. It was noted that this coverage should be readily available for approximately \$150-\$200 per year.

Communications Committee: Ms. Schneider stated the deadline for articles for the August newsletter is Monday, July 28.

Green Committee: Ms. DuHadway stated the committee will meet again in August, after Mr. Lynch returns.

Social Committee: Ms. DuHadway noted the Ice Cream Social is scheduled for Sunday, August 17 and information will be provided in the August newsletter.

New Business: Ms. Schneider stated that the painting assessment for 2009 has begun. She has prepared survey letters to those homeowners with cedar shake roof shingles to gain a perspective on when replacements with asphalt shingles may take place, for insurance premium purposes and for scheduling painting.

Adjournment: There being no further business, and upon a motion and second (Bains/DuHadway), the meeting adjourned at 8:57 p.m. until Tuesday, August 26, 2008 at 7:00 p.m.

Respectfully submitted,

Glenda Beckner, Recording Secretary



Financial Report

STONEY BROOK HOA FINANCIAL REPORT (SUMMARY) JUNE & YEAR TO DATE 2008						
	JUNE	BUDGET	VARIANCE	JAN-JUNE	BUDGET	VARIANCE
OPERATING INCOME						
Homeowner Dues	98,700	98,700	-	592,200	592,200	-
Other Income	1,541	1,505	36	9,802	9,030	772
Allocation to Reserves	(22,121)	(22,121)	-	(132,725)	(132,725)	-
TOTAL OPERATING INCOME	78,120	78,084	36	469,277	468,505	772
OPERATING EXPENSE						
Salaries & Benefits	39,646	37,767	1,879	233,505	241,901	(8,396)
Administrative	1,277	3,875	(2,598)	19,053	20,433	(1,380)
Maintenance	12,971	7,861	5,110	48,820	36,826	11,994
Pool/Clubhouse Expense	2,125	666	1,459	4,384	5,903	(1,519)
Utilities	21,783	23,832	(2,049)	83,687	93,706	(10,019)
Fixed Expenses	10,499	10,499	-	62,991	62,994	(3)
Income Taxes	570	570	-	1,140	1,140	-
TOTAL OPERATING EXPENSE	88,871	85,070	3,801	453,581	462,903	(9,322)
NET OPERATING INCOME	(10,751)	(6,986)	(3,765)	15,696	5,602	10,094
RESERVE INCOME						
Reserve Allocation, Dues	22,121	22,121	-	132,725	132,725	-
Interest-Reserves	1,045	1,482	(437)	7,486	8,892	(1,406)
Total Reserve Allocation	23,166	23,603	(437)	140,211	141,617	(1,406)
RESERVE EXPENSES						
Landscape	10,112	1,000	9,112	62,824	87,000	(24,176)
Site Improvements	8,820	-	8,820	27,004	49,720	(22,716)
Exterior Painting	299	-	299	618	-	618
Clubhouse & Maint Bldg	-	-	-	-	6,000	(6,000)
Operating Equipment	-	-	-	18,151	22,600	(4,449)
Pool and Tennis Courts	-	-	-	-	3,000	(3,000)
Ponds & Streams	2,517	-	2,517	5,673	19,000	(13,327)
TOTAL RESERVE EXPENSE	21,748	1,000	20,748	114,271	187,320	(73,049)
NET RESERVE INCOME	1,418	22,603	(21,185)	25,941	(45,703)	71,644
COMBINED OPS & RESERVE INCOME	101,286	101,687	(401)	609,488	610,122	(634)
COMBINED OPS & RESERVE EXPENSE	110,619	86,070	24,549	567,853	650,223	(82,371)
OPS & RESERVE CASH FLOW	(9,333)	15,617	(24,951)	41,636	(40,101)	81,737