



PRESIDENT'S MESSAGE



For members of your Board of Directors, the arrival of fall means “number crunching” time. The long-range planning, compensation and finance committees are all deeply involved in planning and drafting next year’s budget.

Homeowners, as always, may participate in every stage of this process. The next Board meetings on Oct 28, Nov 18, and Dec 16 will include budget discussions with final approval at the December meeting. Homeowners are welcome to attend and give their input. Look for a copy of the proposed 2009 Budget in the next mailing of the Newsletter.

A new 2009 Paint Schedule was adopted by the Board at its September meeting and is printed in this Newsletter. After a gentle wash of some of the Terrace units, Oliver noted paint deterioration that was not noticeable when previous inspections were done. Therefore, all the Terrace units, except two which were painted in 2007, are now scheduled to be painted in 2009.

Congratulations to the Security Committee! The Visiting Nurse Association gave 68 people their flu and pneumonia shots in the Clubhouse Oct. 2nd. Dr. Bob Austin, Shirley Klotz and Jane Gibson did a great job organizing this event.

Finally, I urge all homeowners to consider making a contribution of your time and energy to our Stoney Brook community. We are still looking for candidates for the Board election in January. Simply contact the Office or Bob Austin at (303) 796-7557.

Ginny

IMPORTANT BOARD MEETING DATES CHANGE AND THE 2009 BUDGET

The Board will be discussing the coming year’s budget at its next three meetings. A reminder - the meeting dates for the November and December Board meetings are moved up one week due to the Holidays. Please plan to attend the November 18 and December 16 meetings if you have input regarding the preparation of the 2009 budget. The Board will approve next year’s budget and 2009 5-year Plan at the December 16 meeting. Owners are, of course, invited and encouraged to attend Board meetings throughout the year.

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Important Notice: Revised 2009 Painting Schedule

At its September 2008 meeting, the Board revised its schedule of units to be painted in 2009:
The Terraces: May require some repairs. Homeowners will be notified of necessary repair work needed to be completed before painting. (Units 10 and 11 were painted in 2007 and are not included.)

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

Cedar Units: Serious problems with siding may require repairs or replacement of significant portions of the siding prior to painting. Homeowners will be notified of necessary repair work needed to be completed before painting.

121	127	131	135	139	143	402	412
122	128	132	136	140	205	403	413
125	129	133	137	141	206	404	
126	130	134	138	142	207	411	

From the Architectural Review Committee (ARC)

Become a “Commons Steward”: The ARC has divided the common area into seven segments and are seeking volunteers from ARC or from the community to become “stewards” of a common area segment. Each steward would be responsible for walking their segment on a routine basis and identifying problems such as dry spots, broken sprinkler heads, broken lanterns or dead trees, etc., and reporting it to the office. Any homeowner interested in adopting a segment should contact the ARC chairperson, Jackie Richardson at (303) 741-4693.

A/C Fencing: There are many fences that wrap around air conditioning units that are in need of repair or removal. Please check the condition of your

fence and take measures to repair and/or paint if needed. If you choose to remove your fence, this is considered an external alteration to your unit and you need to submit a request to ARC and obtain neighbor comments on the removal.

Staff Feedback: The General Manager is interested in receiving feedback on staff performance. Let Oliver know if you observe exemplary performance from one of the staff. Similarly, if you observe a problem performance, take your complaint to Oliver; do not address the problem directly with the employee.

Remember: All Changes to the Exterior Appearance of a Unit Must Be Approved by ARC

From the Security Committee

PLAY IT SAFE IN YOUR KITCHEN: Each year, thousands of people are treated in hospital emergency rooms as a result of injuries in the kitchen.

- Purchase a fire extinguisher and keep it in an accessible area.
- Use a blunt instrument when prying apart frozen foods. Knives can easily cut if they slip.
- Look for sharp objects when removing dishes from the sink or dishwasher.
- Set pots on the back of the stove and turn handles in so children can't reach them.
- Don't overload circuits by plugging in too many electrical appliances.
- Avoid mixing kitchen cleaners, as deadly fumes may result.
- Touch and stir food from the microwave before serving to ensure it isn't too hot.
- Read and follow instructions on all appliances and food products.
- Carry plastic garbage bags away from your body. If the bag brushes your body, any glass inside may cut you.

Holiday Party Date Change

Due to Bronco game conflicts, the Social Committee has changed the Holiday Party day and date to a Saturday, December 6, 5:00 to 7:30.

Stoney Brook Homeowners Association - Insurance Summary Revised August 2008

1. Hazard Insurance Carried by the Stoney Brook Homeowners Association -

- Covers your unit (building only) for loss, damage or destruction by fire or other casualty.
- Does not cover furniture, furnishings, fixtures, equipment and personal property, supplied or installed by current or previous Owners.
- Does not cover additions, upgrades, new carpeting, flooring, countertops, cabinets, equipment, etc., that was not part of the original construction by the original builder.
- Stoney Brook insurance provides for full replacement value without deduction for depreciation. The aggregate loss limit for a loss event is \$48,776,361. (If the association is unable to provide such full replacement value insurance coverage in the future, the Board shall provide each Owner with written notice.)mm
- The current deductible for all losses (except for roof damage due to wind and hail) is \$5,000 per "loss event". If more than one unit is damaged in a "loss event" the deductible amount will be allocated among the units damaged in accordance with the SBHOA Governing Documents. A "loss event" would be a single storm, tornado, fire, etc.
- If your unit currently has cedar shake roofs, the current deductible for roof damage due to wind and hail per "loss event" is equal to 1% of the total value of your unit. For example, if the total value of your unit is \$400,000, the deductible for your unit would be \$4,000 for roof damage due to wind and hail, per loss event.
- If your unit currently has the new approved Presidential TL composite shingle roof, the deductible amount is more favorable. For instance, if more than one unit is damaged in a "loss event", the \$5,000 deductible will be allocated among the actual number of units

damaged. As an example, if five units are damaged in a "loss event", and they each suffered the same amount of damage, the deductible amount per unit would be \$1,000.

2. What You Are Responsible For -

- Loss, damage or destruction by fire or other casualty for upgrades to your unit subsequent to the original construction by the original builder, furniture, furnishings, fixtures, equipment, and personal property installed by you or any previous owners.
- All deductibles for coverage on your lot under either the Association's or your insurance.
- Liability coverage for individual lots and your personal actions.
- Loss assessment coverage, if available from your insurer.
- Additional coverage and limits at your discretion.

3. General

- All claims against the Association's Policy shall be made to the insurer by the General Manager of the Association.
- This summary does not discuss other insurance coverage by the Association such as Fidelity Insurance, Worker's Compensation, etc. and does not discuss all details of coverage for Hazard, Casualty and Liability Insurance. Any conflicts between this Summary, the Association's Governing Documents and the actual policies will be in favor of the Association Governing Documents and actual policies.
- Copies of the Association's policies and the Association's Governing Documents are available for inspection and review on the Stoney Brook web site at www.sbhoa.org, or at the Clubhouse during normal business hours.

Help Wanted: "Volunteer Carpenters"



For many years, Stoney Brook used wooden boxes to distribute copies of the monthly newsletter. They are still

used to post notices of interest to all homeowners but they are literally falling apart. If you have carpentry skills and willing hands, please volunteer to

restore our wooden boxes or perhaps to build replacements. To volunteer, call Oliver Lynch at 303-771-4656.

Notes from the Stoney Brook Office

Missing Item: After this year's ice cream social, Barbara Gump reported she is missing a dark green plastic plate. It is part of a complete picnic set and she'd like to have it back. If you have picked up the plate by mistake and took it with your items after the party, please contact Barbara Gump at 303-850-7949. *Thank you.*

Warning: Beat the Freeze: It's that time of year again! We can expect freezing temperatures soon, so it's time to disconnect your outside garden hoses. Don't end up with frozen pipes and perhaps, a flooded basement.

Board Meeting Dates: A reminder that the meeting dates for the November and December Board are moved up one week due to the Holidays. Please plan to attend the October 28 or November 18 meetings if you have input regarding the preparation of the 2009 budget. The Board will presumably approve next year's budget and the 2009 5-year Plan at the December 16 meeting. Owners are, of course, invited and encouraged to attend Board meetings throughout the year.

Living with Urban Coyotes

Please join us for a Community Meeting with information and a discussion about coyotes in our urban community.

The evening will include a panel of wildlife experts who will present information and answer questions.

Wednesday, October 15th
7 pm to 8:30 pm
Holm Elementary Auditorium
3185 S. Willow Street

If you have questions about the meeting please contact Councilwoman Lehmann's Office at 303-504-5781. Sponsored by: The Mayor's Office, Dept. of Parks and Recreation (Natural Areas Program), and Councilwoman Peggy Lehmann

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Advertising Section

Black & white advertising units are available on a first-come, first served basis. Each edition of the newsletter will carry four business-card style ads. Space size: 3.5" x 2". Unit price is \$200 per unit. To reserve space contact Shirley Klotz at sklotz39@comcast.net or 303-779-8898

Disclaimer: The Stoney Brook newsletter is produced exclusively for the use of residents of Stoney Brook. Advertisements do not reflect any official policy of or endorsement by Stoney Brook Homeowners Association. SBHOA does not assume any responsibility for the quality or value of goods or services offered by any advertiser. SBHOA reserves the right to reject any advertisement for any reason.



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Minutes of the Meeting of the Board of Directors

Stoney Brook Homeowners Association Minutes of the Meeting of the Board of Directors September 23, 2008

Preliminary – Not Approved By the Board

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

Directors Absent: Donna DuHadway and Pat Bains

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

Homeowners Present: Donna Yocum (Unit 25), Jane Gibson (Unit 114), David Hutchison (Unit 348)

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

Homeowner Comments: Dave Hutchison (Unit 348) asked for a more robust fountain spray on the newly repaired Pond 6. The Board also acknowledged a letter from Don Oberndorf (Unit 328) opposing a second fountain on the pond. Mr. Lynch explained that after the major repairs, one pump now controls both fountains. Placed in a pit, it now allows for access to it without staff having to wade into the pond. After hearing Mr. Hutchison's comments, it was determined that interested residents around Pond 6 should meet to discuss options or reach a compromise and return suggestions to Mr. Lynch and the Board regarding the type of spray or placement of fountains. Donna Yocum (Unit 25) expressed interest in the status of regulations for solar panels. Ms. Schneider responded that a resolution to address renewable energy generation devices is on the agenda and offered a printed copy to Mrs. Yocum, noting that the ARC will continue to address materials and placement of any exterior modification on a case-by-case basis. The Board also acknowledged an email from Glenna James (Unit 43) and Sherry Huntsinger (Unit 44) asking the Board to reconsider the 2009 paint schedule to include the Terrace units. A discussion of the paint schedule is also later on the agenda under New Business.

Approval of the Minutes: The Minutes of the August 26, 2008 meeting of the Board of Directors were unanimously approved as written.

(Klotz/Richardson)

President's Remarks: Ms. Schneider noted the meeting dates for November and December have been moved up one week to November 18 and December 16. She attended the September 16 Board meeting for the Chateau and expects continued communication and cooperation between the two Associations.

Manager's Report: Mr. Lynch reported that repairs to Pond 6 are complete, with fountains in place. Winter aeration and fertilization are complete, as are sprinkler upgrades for the season, with the exception of two valves 6ft underground which he expects to replace by year-end. Ongoing projects include windowsill preparation in the Terrace units, and shrub and bush pruning. Street seal coating is scheduled for September 24, 25 and 26, including the clubhouse parking lot, weather permitting. The pond behind Unit 114 has been shut down and drained for repairs which are expected to take approximately two weeks. A list of past due accounts was presented. Mr. Lynch reported that the light power washing of the Terrace units revealed chipping paint and discoloration. He recommended that 37 units in the Terraces (or all except Units 10 and 11 which were painted in 2007) be added to the 2009 paint schedule and is obtaining an updated contractor bid for both adding the units and taking over windowsill preparation in conjunction with the paint schedule. This will free staff for more pressing maintenance work. A **motion (Gidlow/Cowan)** to revise the schedule to include these units was **withdrawn** after discussion, to allow for more detail regarding the impact on the budget to be discussed this evening. It was noted that speed bumps approved at the August meeting have been ordered.

Treasurer's Report: Mr. Fischer presented a balance sheet and detailed income statements for August. Operating expenses are up \$2,851 for the month and \$5,552 year to date, primarily due to maintenance costs and common area water being over budget for the July/August billing period. \$7,536 in labor costs have been reclassified to the reserve category for pond and irrigation repairs. He noted that liability/casualty insurance premiums are expected to remain under budget, as premiums did not increase as much as anticipated with the August renewal. Net Operating

Income is behind budget \$2,926 for August and better than budget \$6,561 for the year. Reserve expenses are up \$69,273 for August; down \$40,870 year-to-date. Street and path repairs budgeted in April but occurred in August and the majority of painting costs were budgeted earlier in the year, as was the cost of a shed near the maintenance building. Major repairs for Pond 6 totaling \$44,444 year-to-date is an unbudgeted expense. Net Reserve Income is therefore behind budget \$38,657 in August; better than budget \$38,657 year-to-date. Total Cash Flow is \$72,584 behind budget for August; \$45,217 better than budget for the year. A motion passed unopposed to accept the Treasurer's Report. **(Klotz/Austin)**

Finance Committee: Mr. Fischer provided the minutes of the September 11 meeting at which a very preliminary draft of the 2009 budget and five-year plan were discussed. He requested this draft be reviewed by the Board prior to the October meeting to discuss options for painting costs discussed earlier, staffing options proposed by Mr. Lynch which directly relate to the painting decisions, anticipation of future major pond repairs and the timing of costs to upgrade the Yosemite wall. These subjects were discussed at length. The finance committee will meet on September 25 and again, as needed, to bring its recommendations back to the Board at its October meeting.

Other Committee Reports

Architectural Review Committee: Mrs. Richardson provided Minutes of the September 8 meeting, which outlined the committee's activities and listed current inquiries and approved Owner requests. It was noted that committee members and homeowner volunteers will begin frequently walking defined areas to identify items such as dry areas, broken sprinklers, dead shrubs, etc. This information is to be shared with the Long-range Planning Committee to address common concerns and proposed costs.

Pond Committee: Mr. Gidlow is expecting a final expense report from the management office. It was determined to disband this ad hoc committee, as the repairs for Pond 6 are complete and fountains are in place according to prior committee and Board decisions. The Board thanked Mr. Gidlow and his committee for its diligence and noted the committee could be reformed if needed for future major repairs to aging ponds.

Long-Range Planning Committee: Minutes for both the August 12 and August 27 meetings had been provided. A question from Ms. Klotz clarified that \$35,000 approved in the 2008 budget included consultation fees and were not related to in-house labor costs. Mr. Gidlow noted the committee met again on September 10 and continues to address pond repairs, the Yosemite wall and painting concerns as related to budgeting and dues assessments.

Education Committee: Mrs. Klotz noted the new owner orientation meeting is scheduled for Tuesday, October 7 with each director or committee chairperson expected to make a short presentation. Invitations have been mailed to all new owners since October 2007 and Ms. Beckner has arranged for invitations to be delivered to two new owners expected to close by month end. Ms. Schneider noted that the requirement to provide education to Members is a legislative requirement and it should be noted at the annual meeting that this orientation took place.

Security Committee: Dr. Austin reported one incidence of vandalism had been reported to a unit on September 2. The Owner chose not to report a broken patio grate to police but noted it for office records. It was noted that 42 reservations for flu/pneumonia shots have been booked so far for the October 2 Visiting Nurse Clinic.

Nominating Committee: Dr. Austin reported that an application has been received from Dr. David Hutchison and that Susan Christianson has expressed interest in running for the 2009 Board of Directors. Incumbents Pat Bains and Shirley Klotz are also expected to run again. Mr. Gidlow noted from governing documents that the offices of Treasurer and Secretary do not have to be filled by Directors. Directors were asked to encourage additional Members to run.

Communications Committee: Ms. Schneider noted the deadline for articles for the October newsletter is Monday, September 29. Ms. Klotz has obtained commitments for eight newsletter advertisements to-date. The Association's auditor will help determine the possibility of offsetting printing and postage costs with advertising revenue for tax purposes.

Social Committee: The annual holiday party is now scheduled for Saturday, December 6.

Old Business: Mrs. Schneider outlined the status of Unit 39 in collection with the attorneys and in foreclosure sale status, which includes the option for the Association to redeem this property. A **motion (Cowan/Austin)** to pass on the option to purchase the unit and to collect on the Colorado Super Lien passed unopposed. Ms. Schneider reported she has authorized the attorneys to proceed with a Judicial Foreclosure to collect the past due balance on Unit 207. Ms. Schneider provided a proposed resolution, written by Pat Bains of the Insurance Committee and revised by herself, Mr. Bains, Mrs. Richardson of ARC and Ms. DuHadway of the Green Committee, to outline rules regarding the installation of renewable energy generation devices allowed under the new state law HB08-1270, including solar panels. During the discussion, Mr. Gidlow requested a section that had appeared in a prior draft be reinstated. The Resolution with the amended wording was distributed via email, with an email response concluded on September 30, resulting in the **unanimous adoption of RESOLUTION 08.09.002** "Rules Governing Renewable Energy Generation Devices" made part of these Minutes as Attachment "B"

New Business: A **motion (Klotz/Austin)** to open a new 6-month Certificate of Deposit with Nationwide Bank with funds from a maturing CD with Indymac Bank unanimously passed.

RESOLUTION 08.09.001 as adopted is made part of these minutes as attachment "A". Returning to the painting schedule after discussions with the Finance and Long-range Planning Committees, a **motion (Cowan/Gidlow)** to add 37 units in the Terrace area to the 2009 painting schedule passed unopposed.

Adjournment: With no further business, the Board adjourned at 8:56 p.m. until Tuesday, October 28 at 7:00 p.m. at the clubhouse. (Cowan/Austin)

Respectfully submitted,

Glenda Beckner, Recording Secretary

(Note: Attachments "A" and "B" cited above are available for inspection in the Office.)



Financial Report

STONEY BROOK HOA FINANCIAL REPORT (SUMMARY) AUGUST & YEAR TO DATE 2008						
	AUGUST	BUDGET	VARIANCE	JAN-AUG	BUDGET	VARIANCE
OPERATING INCOME						
Homeowner Dues	98,700	98,700	-	789,600	789,600	-
Other Income	1,430	1,505	(75)	13,049	12,040	1,009
Allocation to Reserves	(22,121)	(22,121)	-	(176,967)	(176,967)	-
TOTAL OPERATING INCOME	78,009	78,084	(75)	625,682	624,673	1,009
OPERATING EXPENSE						
Salaries & Benefits	31,308	37,516	(6,208)	308,658	316,933	(8,274)
Administrative	1,831	2,233	(402)	22,938	24,899	(1,961)
Maintenance	12,367	5,901	6,466	62,459	50,557	11,902
Pool/Clubhouse Expense	121	667	(546)	5,171	7,171	(2,000)
Utilities	22,350	16,527	5,823	134,699	136,964	(2,265)
Fixed Expenses	8,951	11,233	(2,282)	82,797	85,751	(2,954)
Income Taxes	-	-	-	1,140	1,140	-
TOTAL OPERATING EXPENSE	76,928	74,077	2,851	617,863	623,415	(5,552)
NET OPERATING INCOME	1,081	4,007	(2,927)	7,820	1,259	6,561
RESERVE INCOME						
Reserve Allocation, Dues	22,121	22,121	-	176,967	176,967	-
Interest-Reserves	1,097	1,482	(385)	9,643	11,856	(2,213)
Total Reserve Allocation	23,218	23,603	(385)	186,610	188,823	(2,213)
RESERVE EXPENSES						
Landscape	8,142	1,000	7,142	80,956	88,000	(7,044)
Site Improvements	9,936	-	9,936	38,052	49,720	(11,668)
Exterior Painting	13,913	-	13,913	25,995	75,000	(49,005)
Clubhouse & Maint Biding	5,717	-	5,717	5,717	6,000	(283)
Operating Equipment	-	-	-	18,151	22,600	(4,449)
Pool and Tennis Courts	-	-	-	-	3,000	(3,000)
Ponds & Streams	32,916	-	32,916	53,931	19,000	34,931
TOTAL RESERVE EXPENSE	70,625	1,000	69,625	222,802	263,320	(40,518)
NET RESERVE INCOME	(47,407)	22,603	(70,010)	(36,193)	(74,497)	38,305
COMBINED OPS & RESERVE INCOME	101,226	101,687	(461)	812,292	813,496	(1,204)
COMBINED OPS & RESERVE EXPENSE	147,553	75,077	72,476	840,665	886,735	(46,071)
OPS & RESERVE CASH FLOW	(46,328)	26,610	(72,936)	(28,373)	(73,239)	44,865