



## PRESIDENT'S MESSAGE



**Just a few brief notes:** John Cowan has updated his water usage database and is pleased to report that this year our sewer charges will be the lowest in the past six years. Credit goes to all you homeowners who made the extra effort to conserve water usage during the months of January and February. Good job!

The Board has authorized \$14,500 to get the pond behind Unit 214 cleaned out. This pond developed serious leaks similar to last year's Pond 6. At this time it is our belief that the major cost of repairing this new leak will be the clean out. No one can remember the last time it was done. Again, we ask the homeowners living around that pond for their patience. At least this time we know what to do and Oliver has already accomplished much of the repair.

I hope you all enjoyed the Easter and Passover holidays.

Ginny



## Notes from the Stoney Brook Office

**Pond Repairs:** The pond near Unit 214 is undergoing repair. It has been cleaned out while it was drained. We must let the concrete seam cure for 28 days before it can be sealed. We hope to have the repairs completed by month end.

**Tree Spraying:** Oliver would like you to know that tree spraying will occur over the next two months. He will provide more notification as plans are confirmed. Flags will again be placed on the grounds to indicate areas to be affected.

**Classifieds on the Website:** Our Webmaster, George Clifford, has established a new "Classifieds" page on the Stoney Brook website [www.sbhoa.org](http://www.sbhoa.org) where homeowners may list items to sell or give away.



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The Colorado Division of Wildlife wants to help you avoid conflicts with coyotes in your neighborhood. Please read and use the tips on this postcard or learn more on the web at [www.wildlife.state.co.us](http://www.wildlife.state.co.us)

## Did you know?

- Coyotes are active year-round and become more visible during their breeding season, which occurs from February through March.
- Coyotes can be seen throughout the day, but are especially active at dawn and dusk.
- Coyotes are highly adaptable and can live and den in parks and yards.
- Coyotes may perceive other animals, including pets, as a threat, competition, or food.
- Coyotes keep watch near their dens to keep threats away from their young.
- Coyotes are curious and are known to stare at humans. They sometimes follow humans out of natural curiosity or to keep them away from their pups.

## Minutes of the Meeting of the Board of Directors

### Stoney Brook Homeowners Association

#### Minutes of the Meeting of the Board of Directors

March 24, 2009

Preliminary – Not Approved By the Board

**Directors Present:** Virginia Schneider, Brien Gidlow, Donna DuHadway, Bob Austin, John Cowan, Shirley Klotz and Art Otten

**Directors Absent:** Dave Hutchison and Jackie Richardson

**Homeowners Present:** Jane Gibson (Unit 114)

**Others Present:** Tom Jaspers, Treasurer; Oliver Lynch, General Manager; and Glenda Beckner, Office Manager

**Call to Order:** Ms. Schneider called the meeting to order at 6:59 p.m. with a quorum present.

**Homeowner Comments:** Directors had been provided a letter from the Schwartzbergs of Unit 395 requesting a “No Solicitation” sign on Radcliff Circle. It was noted that the area’s street is actually part of the City of Denver, but Mr. Lynch will post a sign on common area. Owners are to call the office with the name and phone number from any flyers or ads distributed for management staff to contact the solicitors to stop them.

**Approval of the Minutes:** Mr. Gidlow noted the date in the sixth sentence of the Long-range Planning report should be “2006”, not 1996. A motion to approve the February 24, 2009 Minutes as amended passed unopposed. (DuHadway/Otten)

**President’s Remarks:** Ms. Schneider stated she will not be fully available for the week between Easter and April 20. Any issues involving the Board should be referred to Mr. Gidlow during that time. On March 26, she will be attending the annual meeting of Association Presidents held by Councilwoman Peggy Lehman. Mr. Gidlow will follow up on emails Ms. Schneider has received regarding upcoming zoning meetings.

**General Manager’s Report:** Mr. Lynch had provided a written report. Repairs to the pond near Unit 227 are complete, as are repairs to the stream near Units 136 and 137 and the waterfall near Units 335 and 338. The retaining wall near Unit 457 is finished and paths have been resurfaced for the year. Street repairs continue. A vendor is working to provide sprinkler mapping; upgrades to the irrigation systems are ongoing. A list of balances on past due accounts was provided. Mr. Lynch asked for authorization for \$9,000 to clean the pond near Unit 214 and \$1,000 for materials to seal coat the pond when the leaks are repaired. A motion to authorize expenditures up to \$10,000 to clean it and complete repairs passed unanimously. (Gidlow/DuHadway)

**Treasurer’s Report:** Mr. Jaspers had provided a written report and a balance sheet and income statement for February. He stated timing differences account for the small budget variances. Maintenance staff is under budget due to being short two employees compared to the budgeted count. Directors discussed the philosophy of allocating labor costs for unexpected issues such as pond repairs to the reserve category in the future. Mr. Jaspers provided copies of the minor revisions to the monthly budget for 2009, noting that none of the approved annual figures had been changed. He had worked with management staff to change some accounting procedures to reflect reporting on more a cash than accrual basis. A motion (Gidlow/DuHadway) to accept the Treasurer’s report passed unopposed.

### **Committee Reports:**

**Architectural Review Committee:** Ms. Richardson had provided the Minutes of the March 2 meeting.

The committee has recommended appointing Lois Bradbury (Unit 119) to the committee. The motion for her appointment (Klotz/Austin) unanimously passed.

**Education Committee:** Mrs. Klotz had provided Minutes of the March 10 meeting at which the committee proposed periodic (as needed) “Eye Opener” meetings in lieu of an annual new owner orientation meeting. The committee proposes that the meetings be held as coffees on Saturday mornings. Directors discussed the information that should be covered at each meeting. A motion (Klotz/Cowan) to change the annual education meeting to a bi-monthly or as-needed schedule passed unopposed. A discussion ensued regarding the committee’s proposal to replace the 17 wooden communication boxes with a plastic version at a cost of approximately \$12.00 each. Mrs. Klotz was asked to obtain one as a sample to be examined by the General Manager and ARC.

**Security Committee:** Dr. Austin provided minutes of today’s meeting. The Visiting Nursing Association is scheduled to provide flu and pneumonia shots from 3:00 to 6:00 on October 15. Appointments will be required this year. The committee also discussed the possibility of having Robin Finegan with the D.A.’s office come to speak again this year. More information for the events will be provided at a later date.

**Communications Committee:** Ms. Schneider reported that a new “Classifieds” page on the website has been created for residents to list items for sale.

**Water Committee:** Mr. Cowan reported on the results of the January-February water billing, which determines the annual sewer charges. Water costs are down almost \$1,000. He noted that conservation efforts have benefited the entire community, resulting in the lowest sewer charges in six years.

**Old Business:** Mr. Otten gave a full report on the status of the two units currently involved in foreclosure proceedings. He feels it is possible that these matters will be resolved this summer.

**Adjournment:** There being no further business, at 8:15 a motion (DuHadway/Klotz) to adjourn until April 28 at 7 p.m. unanimously passed.

Respectfully submitted,  
Glenda Beckner, Recording Secretary

# Financial Report

**STONEY BROOK HOA  
FINANCIAL REPORT (SUMMARY)  
FEBRUARY & YEAR TO DATE 2009**

	<u>FEBRUARY</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>JAN-FEB</u>	<u>BUDGET</u>	<u>VARIANCE</u>
<b><u>OPERATING INCOME</u></b>						
Homeowner Dues	101,520	101,520	-	203,040	203,040	-
Other Income	1,554	1,591	(38)	2,903	3,182	(279)
Allocation to Reserves	(25,871)	(25,871)	-	(51,742)	(51,742)	-
<b>TOTAL OPERATING INCOME</b>	<b>77,203</b>	<b>77,240</b>	<b>(38)</b>	<b>154,202</b>	<b>154,480</b>	<b>(278)</b>
<b><u>OPERATING EXPENSE</u></b>						
Salaries & Benefits	30,503	35,375	(4,873)	68,264	76,121	(7,857)
Administrative	872	1,958	(1,086)	7,242	8,044	(802)
Maintenance	2,992	3,281	(289)	5,974	8,021	(2,047)
Pool/Clubhouse Expense	54	382	(328)	417	765	(348)
Utilities	12,837	13,621	(784)	15,944	17,099	(1,155)
Fixed Expenses	9,750	9,750	0	19,500	19,500	0
Income Taxes	-	-	-	-	-	-
<b>TOTAL OPERATING EXPENSE</b>	<b>57,007</b>	<b>64,368</b>	<b>(7,361)</b>	<b>117,340</b>	<b>129,549</b>	<b>(12,209)</b>
<b>NET OPERATING INCOME</b>	<b>20,195</b>	<b>12,872</b>	<b>7,323</b>	<b>36,862</b>	<b>24,931</b>	<b>11,932</b>
<b><u>RESERVE INCOME</u></b>						
Reserve Allocation, Dues	25,871	25,871	-	51,742	51,742	-
Interest-Reserves	565	776	(211)	1,454	1,552	(98)
<b>Total Reserve Allocation</b>	<b>26,436</b>	<b>26,647</b>	<b>(211)</b>	<b>53,196</b>	<b>53,294</b>	<b>(98)</b>
<b><u>RESERVE EXPENSES</u></b>						
Landscaping	15,641	15,000	641	29,641	30,000	(359)
Site Improvements	6,691	7,144	(453)	11,297	12,288	(991)
Exterior Painting	-	-	-	-	-	-
Clubhouse & Maint Bldg	-	-	-	-	-	-
Operating Equipment	-	-	-	-	-	-
Pool and Tennis Courts	-	-	-	-	-	-
Ponds & Streams	3,812	5,000	(1,188)	6,208	8,000	(1,792)
<b>TOTAL RESERVE EXPENSE</b>	<b>26,143</b>	<b>27,144</b>	<b>(1,001)</b>	<b>47,145</b>	<b>50,288</b>	<b>(3,142)</b>
<b>NET RESERVE INCOME</b>	<b>293</b>	<b>(497)</b>	<b>790</b>	<b>6,050</b>	<b>3,006</b>	<b>3,044</b>
<b><u>COMBINED OPS &amp; RESERVE INCOME</u></b>						
	103,640	103,887	(247)	207,398	207,774	(376)
<b><u>COMBINED OPS &amp; RESERVE EXPENSE</u></b>						
	83,150	91,512	(8,362)	164,486	179,837	(15,351)
<b>OPS &amp; RESERVE CASH FLOW</b>	<b>20,490</b>	<b>12,375</b>	<b>8,114</b>	<b>42,912</b>	<b>27,937</b>	<b>14,975</b>