



PRESIDENT'S MESSAGE



At its July meeting, the Board approved the renewal of our property/liability insurance policy with a few changes in the form of increased coverage limits. The overall property limit was increased approximately 3% to \$50,239,651; the cost of construction (A term that refers to the cost to rebuild to meet new building codes adopted since the original structure was built.) limit was increased from \$50,000 to \$250,000 per event; and the umbrella limit was increased from \$15 million to \$20 million.

The remaining terms and deductibles are the same as in the past. Every homeowner should take the time to review the Stoney Brook "Insurance Summary" reprinted in this newsletter, paying careful attention to what is covered and what deductible applies to you. This is a summary only and copies of the policy itself are available in the office. You then should be in a position to talk to your own agent and get any supplemental coverage you may need or want.

On a related subject, at this time, approximately 192 of the 282 units in Stoney Brook (68%) still have shake shingle roofs. This fact remains a major factor in the terms of our policy and the reason why there are two deductible categories.

Ginny

A Reminder about Gutter and Downspouts

This summer's heavy downpours are a reminder that gutters and downspouts need to be cleaned and repaired. Nothing causes more structural damage to buildings than heavy rains. Gutters need to be in good repair and kept clean. Downspouts need to be directed well AWAY from the foundation. A little caution can prevent thousands of dollars in repairs.



Fondue/Football Party

Remember, Fondue/Football Party, Saturday, September 12th
from 5:30 to 7 PM.

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New from ARC..

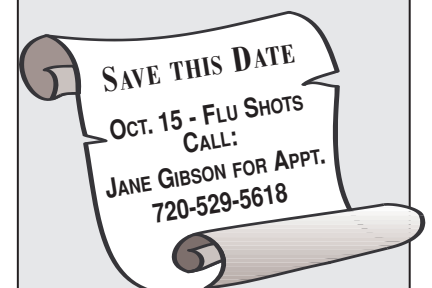
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Notes from the Stoney Brook Office

Pool: While we may close the pool immediately after the Labor Day weekend, it is possible we can keep it open until September 15, weather permitting. Please remember that although there is surveillance equipment in use, there is no lifeguard or monitor.

Children under the age of 12 are not permitted in the pool without an adult constantly present and are not allowed to use the hot tub at all.

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.



New from ARC

At its meeting last month, the Architectural Review Committee adopted a one-year deadline for homeowners to complete any project approved by the committee. The new deadline is spelled out in # 5 of the "Architectural Review Process" reprinted below.

Architectural Review Process: Regarding changes to the exterior of Stoney Brook units, the responsibilities of both the homeowners and the Architectural Review Committee (ARC) are as follows:

1. **Any change in the exterior appearance of a unit requires ARC approval.** The chairman or acting chairman of this committee should be contacted prior to the start of any alteration that affects the exterior appearance of the unit or surrounding property. The chairman will deliver the necessary forms, identify the appropriate neighbors from whom to solicit comments and describe the approval process. Please follow this process before signing any contracts relating to exterior changes.
2. The Stoney Brook declarations do not allow ARC to approve changes that fall **outside the owner's property envelope**. Such changes require a vote of the entire membership. Before contemplating an alteration the owner should contact the office for a copy of the plot plan to insure that the changes fall within the owner's plot.
3. Rule 12 of the Rules and Regulations makes clear each owner's responsibility regarding **roof repair or replacement**. Please contact the office before signing any contracts relating to roof repair or replacement
4. If an owner is planning the replacement of gutters and/or downspouts, please note that all replacement **gutters and downspouts must be paintable. In addition, all windows, doors and garage doors should be paintable** if possible. Installation of non-paintable windows, doors or garage doors could preclude a change in the exterior color or trim style of a unit at some time in the future.
5. All approved requests for exterior changes are to be initiated and completed within one year of the date the approval notice was sent to the homeowner. If not the owner will be required to resubmit the application to the Committee for approval.
6. Unfortunately, failure to follow the processes described above could result in the necessity to **undo completed work that was not properly approved**. We would like to avoid this very unpleasant circumstance. ARC will work hard to make the approval process smooth and fast. We ask that homeowners do their part by taking the necessary steps as outlined above.

Stoney Brook Homeowners Association - Insurance Summary

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 \$50,239,651. (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.)
- 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.



Spotlight On:

How does your garden grow?

A quick excursion through most northern Colorado communities shows not all is well. Pines, spruce and leafy trees are apparent with brown or off color foliage and dead branches. So what's the cause?

Most of the chronic plant problems we see in Colorado are weather related. Colorado is characterized by abnormal or erratic weather patterns. And, the long-term outlook is for more of the same.

July 2008 was a scorcher. It was the third warmest July on record. It was also the third driest and we broke the all time streak of consecutive days over 90 degrees at 24. The streak went into August with two days breaking the century mark. However, August ended being the third wettest on record. This year, January 2009 was the fifth driest and February was the least snowiest on record. June 2009 will go down as the third wettest.

How does weather affect plants?

Just like us, plants slow down in the heat. The leaves produce less food and energy for the plant. Underperforming foliage is shed (dropped) by the plants. Sometimes entire branches shut down. We saw plenty of evidence of this with trees and shrubs showing fall colors in September. The end result is that the

leaves are producing for a shorter time period and the plant has less stored energy going into fall and winter.

Trees, shrubs, and grass use water all year long even while dormant. As long as the soil is not frozen, roots grow. And above ground, in the trunks and branches, chemical processes continue. Dry soils cause roots close to the soil surface to dry out. These roots die, no longer able to absorb water, and must be replaced the following spring.

The wind this winter was relentless. Chinook winds took the life right out of small twigs and foliage especially on evergreens that have foliage all year around. Some pine trees were almost totally brown this spring.

What to do?

Apply wood mulch around trees and shrubs. Mulch conserves moisture, builds soil structure and encourages root development. Make plans now to water this winter. Watering during the winter months is no longer an elective activity – something nice to do. This is becoming an essential part of horticulture along Colorado's front-range. Sprinkling every couple of weeks is needed during prolonged dry spells, with warm dry winds. *Reprinted from Swingle Lawn, Tree & Landscape Care*

Flu Shots



Our 2009 Flu Shot Clinic will be held in the clubhouse on October 15 from 3:00 to 6:00 pm.

Flu, pneumonia and tetanus shots will be available by appointment only. If you wish to have a tetanus shot, please let us know by September 15 so we can inform the Visiting Nurse Association to special order them.

More details will be published on costs, insurance coverage, etc. as soon as they become available to the VNA.

- **For appointments, please call Jane Gibson at 720-529-5618.**



Minutes of the Meeting of the Board of Directors

Stoney Brook Homeowners Association

Minutes of the Meeting of the Board of Directors July 28, 2009

Preliminary – Not Approved By the Board

Directors Present: Virginia Schneider, Brien Gidlow, Bob Austin, John Cowan, Dave Hutchison, Shirley Klotz, Art Otten and Jackie Richardson.

Directors Absent: Donna DuHadway

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

Homeowners Present: Kathryn Meldrum (Unit 307) and Bob Schulman (Unit 327)

Call to Order: Ms. Schneider called the meeting to order at 6:58 p.m. with a quorum present.

Homeowner Comments: Directors had been provided with a letter responding to correspondence from the General Manager regarding a complaint about pet waste at the last meeting. It was determined that there have been no further comments or complaints and there should be no further action. Kathryn Meldrum (Unit 307) attended to ask the Board to again reconsider the rule prohibiting “for sale” signs in the complex. Mrs. Klotz had surveyed realtors living in Stoney Brook about this question after Ms. Meldrum spoke at the last annual meeting and the opinions obtained were overwhelmingly opposed to allowing “for sale” signs. Ms. Meldrum stated she has spoken to realtors who felt it would be beneficial. After discussion, it was suggested that Ms. Meldrum come back to the board with a plan for maintaining and funding her suggestion for placing a type of sign or brochure station at some central location to help market units for sale.

Approval of the Minutes: A motion (Otten/Klotz) to approve the Minutes of the June 23, 2009 meeting passed unanimously.

President’s Remarks: Ms. Schneider and Directors discussed and determined not to amend the pool rule limiting guests to four in response to an Owner’s request. If a rule violation poses a problem for other residents, it will be brought to the attention of Management and addressed accordingly.

Manager’s Report: Mr. Lynch reported that the pond behind Unit 443 required repairs. Painting, pruning, pond and stream cleanup and sprinkler upgrades continue. He had provided a listing of past due accounts. It was determined to target Labor Day to close the pool, but to keep it open until September 15, weather permitting.

Treasurer’s Report: Mr. Jaspers was not present, but had provided a written report and balance sheet and income statements dated June 30. He noted labor costs are under budget, as a staff member was out for several months due to an injury. Unbudgeted pond repairs earlier this year account for an overage of \$13,048. Mr. Jaspers had suggested, and Directors discussed, expensing seemingly uncollectible receivables for the two units in collection with our attorneys. Mr. Gidlow noted to do so would provide a better overall picture of variances as the 2010 budget preparation process begins. This will be discussed again at the August meeting. A motion (**Cowan/Gidlow**) to accept the Treasurer’s Report passed unopposed.

Committee Reports

Architectural Review Committee: Mrs. Richardson had provided minutes of the July 13 meeting. The committee has proposed adding language in the official “Architectural Review Process” document to read: *All approved requests for exterior changes are to be initiated and completed within one year of approval. If not, the owner will be required to resubmit the application to the Committee for approval.* There was no objection from the Board to the revised policy.

Long-Range Planning Committee: Mr. Gidlow had attended a City zoning meeting in June and will attend another District 4 zoning workshop on August 27. Although a new zoning map is pending and currently unavailable, it is not likely that zoning changes would affect Stoney Brook.

Insurance Committee: Mr. Gidlow had provided Minutes of the July 15 meeting at which Makey Towne with Moody Insurance Agency presented his proposal for the August property and liability policy and umbrella renewals. Subsequent to the meeting,

an email poll of the committee was conducted and the following are the unanimous recommendations of the committee:

- Increasing the overall Property Limit to \$50,239,651
- Raising the Cost of Construction Limit to \$250,000. This is per loss event, so, for example, if 100 units were severely damaged, it would contribute an average of \$2500 per unit to comply with current codes, as opposed to our current coverage which would contribute \$500 per unit.
- Increasing the Umbrella Limit from \$15,000,000 to \$20,000,000

For comparison purposes, the previously budgeted amount for the 2009-2010 policy year starting in August of 2009 through July 2010 is approximately \$147,700. The recommended options above would result in a total premium of \$123,421, which is approximately \$24,300 less than previously budgeted for the policy year. A **motion (Klotz/Hutchison)** to approve the above committee recommendations and renew the policies passed unanimously.

Security Committee: Dr. Austin reported one incident of jewelry missing from a resident's home. The police have determined this was most likely not a break-in, but rather occurred during a large social gathering at the home.

Nominating Committee: Dr. Austin and Directors discussed possible candidates to solicit to run to serve on the Board in 2010.

Communications Committee: Ms. Schneider stated the deadline to submit articles for the August newsletter is Monday, August 3. Directors discussed posting all or part of the 30-year reserve study on the website.

Social Committee: Ms. DuHadway was not in attendance, but had sent a request to remind Directors the Football/Fondue party is scheduled for September 12.

Old Business: Mr. Otten reported on the status of the two units currently in collection proceedings. He stated he feels the attorneys do an excellent job in tracking foreclosure proceedings but it remains undetermined as to when these issues might resolve.

Adjournment: At 8:13, as there was no further business, the meeting adjourned until Tuesday, August 25 at 7:00 p.m. at the clubhouse. **(Richardson/Austin)**

Respectfully submitted,

Glenda Beckner, Recording Secretary



Financial Report

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

	<u>JUNE</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>JAN-JUN</u>	<u>BUDGET</u>	<u>VARIANCE</u>
<u>OPERATING INCOME</u>						
Homeowner Dues	101,520	101,520	-	609,120	609,120	-
Other Income	1,431	1,591	(160)	8,764	9,546	(782)
Allocation to Reserves	(25,871)	(25,871)	-	(155,225)	(155,225)	-
TOTAL OPERATING INCOME	77,080	77,240	(160)	462,660	463,441	(781)
<u>OPERATING EXPENSE</u>						
Salaries & Benefits	35,855	36,713	(859)	217,428	234,716	(17,288)
Administrative	2,167	4,209	(2,042)	14,810	20,494	(5,684)
Maintenance	6,102	6,250	(149)	28,895	37,593	(8,698)
Pool/Clubhouse Expense	895	832	63	5,056	5,265	(209)
Utilities	29,511	34,323	(4,812)	67,832	77,281	(9,450)
Fixed Expenses	1,565	-	1,565	40,565	39,000	1,565
Income Taxes	-	-	-	-	3,315	(3,315)
TOTAL OPERATING EXPENSE	76,094	82,328	(6,233)	374,585	417,665	(43,079)
NET OPERATING INCOME	985	(5,087)	6,073	88,074	45,776	42,299
<u>RESERVE INCOME</u>						
Reserve Allocation, Dues	25,871	25,871	-	155,225	155,225	-
Interest-Reserves	374	776	(402)	4,696	4,657	39
Total Reserve Allocation	26,245	26,647	(402)	159,921	159,882	39
<u>RESERVE EXPENSES</u>						
Landscape	10,998	5,000	5,998	64,332	61,500	2,832
Site Improvements	8,575	3,144	5,431	36,611	36,363	248
Exterior Painting	26,895	33,021	(6,126)	49,653	99,063	(49,410)
Clubhouse & Maint Bldg	360	-	360	360	-	360
Operating Equipment	-	-	-	-	-	-
Pool and Tennis Courts	(360)	-	(360)	-	-	-
Ponds & Streams	2,019	-	2,019	37,710	21,000	16,710
TOTAL RESERVE EXPENSE	48,487	41,165	7,322	188,665	217,926	(29,260)
NET RESERVE INCOME	(22,242)	(14,518)	(7,724)	(28,745)	(58,044)	29,299
<u>COMBINED OPS & RESERVE INCOME</u>						
COMBINED OPS & RESERVE INCOME	103,326	103,887	(561)	622,581	623,322	(742)
COMBINED OPS & RESERVE EXPENSE	124,581	123,492	1,089	563,291	635,590	(72,339)
OPS & RESERVE CASH FLOW	(21,256)	(19,605)	(1,650)	59,329	(12,268)	71,597