

STONE BROOK CONDOMINIUMS
HOA Board Meeting
Sept. 29, 2022, 7:00pm
Stoney Brook Club House
AGENDA

1) Welcome

Rachel Christensen (Welch Randall Property Manager) and Melanie Jessen, Knick Knickerbocker, Shalena James, and Paul were present.

2) Review of Previous Tasks

New roof seemed to be good, everyone says. Knick says vents were painted black and something shiny was blowing in the wind. Paul mentioned that he cannot see board approvals on the website and needs to be put as an HOA Board member so he can approve payments.

3) Financial Review

Balance Sheet - Reviewed the Balance Sheet and Income statement. All mentioned soon balance will be much less because of the \$60,000 project to replace the roofs on 2 buildings.

Income statement we went through thoroughly what things cover like Property maintenance is boots, profile roofing and sprinkler's, stairs. Legal expense is the slip and fall claim. Which we have been added as a defendant.

4) New Business

A – Reserve study needs to be done but Shalena will let us know when one was done since 2014.

B – Need maintenance person to replace some burnt out lights on buildings.

C – Board discussed the option of lights for the carports.

D – A reminder email will go out to all residents as a reminder to not leave valuables in vehicles.

E – Shalena mentioned we need to contact someone to blow out the sprinklers and get snow removal bids going.

F - Board decided on a date for the Annual HOA Owners meeting for November 9th at 7pm. Also decided to have a quick planning meeting for the annual meeting on Thursday, Oct 27th at 7pm via zoom.

G- Knick brought up that we should consider raising the HOA fees by \$10 to \$225 to make up for the depleted funds from the 2 new roofs.

5) Next Meeting of the HOA Board will be October 27th at 7PM.

6) Adjournment