

Stonebridge Cluster Homeowners Association
Board Meeting Minutes
Thursday, July 13, 2017, at Noon MT
MPM Office and Via Conference Call

MEMBERS PRESENT IN PERSON: Gil Fancher and Bonnie Hardy

MEMBERS PRESENT VIA CONFERENCE CALL: HB Juengling

OWNERS PRESENT VIA CONFERENCE CALL: Les Bork (Unit #5) and Rich Buckley (Unit #9)

ALSO PRESENT IN PERSON: Dan McNeill, Managing Agent and Sara Thurston McNeill, Secretary to the Meeting

- I. Roll Call. With all three Board members present either in person or via conference call, a quorum was established. Dan McNeill called the meeting to order shortly after noon.

- II. Notations Into Minutes. It was duly noted that Bonnie Hardy was appointed to the Board last January.

- III. Financial Review. Becky Schweitzer of Vail Tax and Accounting Services prepared the current financial reports (as of May 31, 2017), and Dan McNeill presented them to the Board.

According to the Balance Sheet, the association currently has \$155,143.56 in assets including \$31,700.60 in the operating checking account, \$116,056.63 in the capital replacement reserve account, \$850 in accounts receivable and \$6238.75 in prepaid insurance premiums. Equity totals \$127,078.50, including \$116,056.63 in reserves, \$19,905.73 in working capital and net income of <\$8883.86>.

The Profit and Loss Statement reveals that the association has total income of \$39,039.57 five months through the year. Operating expenses total \$47,923.43. This compares to budgeted expenses of \$31,940.25. Cost overruns have been experienced in Legal Fees and Snow Removal line items. The Landscaping category is showing over budget due to

the fact that the majority of the expenses show up in the first half of the year. Dan commented that the association should end the year on budget in landscaping.

- IV. Privacy Fence Request. Les Bork requested that the Board approve the proposed changes to his existing privacy fence that he submitted to Dan McNeill earlier in the year. His existing fence is approximately 10.5 ft. long by 7' tall. He proposed lowering the height to 39" for 5' of the 10.5' of privacy fence. Those present at the meeting noted that there is a mix of fencing at Stonebridge, but the Board has the authority to approve any modifications proposed by owners, per the Declarations (Article XII) and the Rules and Regulations (Section 8.4). There is also prior precedent set regarding privacy fences by requests from owners in Units #10, #11 and #12.

Gil and Bonnie met on site earlier in the day to look at and measure Les Bork's existing fence along with fences throughout Phase I of Stonebridge. They came to the conclusion that Les could remove two feet of his privacy fence length but must retain the full height of 7' tall for the remaining 8' in length of his existing fence. This would give him some additional river view and would retain the privacy of the neighboring unit #8.

Les agreed to meet on site with the Board when he is back at Stonebridge on July 27th to discuss this change.

- V. Manager's Report. Bonnie reported that the landscaping is in good shape at Stonebridge. The berm construction and planting is now complete, spring pruning is done and an irrigation analysis has been performed. The analysis recommends a few repairs and modifications to the existing system.

She noted that ground squirrels have been damaging plantings on the berm, behind the garages and in the fire pit areas. Orkin has aggressively been fighting the critters, using their bait traps, however the vacant land just north of Stonebridge is infested with ground squirrels and not much can be done since their burrows are not on association land and the owners of the property do nothing to help out with this problem.

Some owners take very good care of the gardens in front of their units, that are their responsibility, and others do not. Bonnie offered to send a note to all owners with the contact information for Artisan Gardens. This contractor can help owners upgrade and maintain their frontal gardens (at individual owners' expense).

Dan reviewed the Capital Spending Plan with the Board. 2017 capital projects under consideration include walkway repairs, installation of a new outdoor seating area by the river, a new entry sign and garden, drainage work around Units #9--#12 and asphalt crack filling. After discussion, there was consensus to table more walkway work until 2018 since they are in good shape. The Landscaping Committee has plans to have the existing boulder at the corner of Eaglebend Drive and Stonebridge Road etched with the name of the association. In addition, a landscape plan using low-growing plants, that won't obstruct the visibility of the etched name, will be implemented around the boulder. Seal coating and striping of the asphalt is planned for 2018. Mill and overlay is currently slated for 2020 and exterior painting of all structures is planned to begin again in 2021.

Dan reported that the owner of Unit #11 applied to replace their deck (the current deck and deck supports are rotting). This application was approved by the Board with several conditions, including tying the drainage from the building under the deck to direct moisture away from the building.

Pat Ganje, Maintenance Manager, is working through the items on the 2017 Projects List. Drain line jetting is scheduled for Units #9--#12 for later this summer.

- VI. Other Business. The Board and management briefly discussed the parking situation at Stonebridge. The guest parking spots have been "poached" by unauthorized vehicles occasionally, but overall, the new permit system seems to be working well. No changes were suggested at this time.
- VII. Adjournment. There being no further business to come before the Board, the meeting adjourned at approximately 12:54PM.

Respectfully submitted,

Secretary to the Meeting

