

Stonebrooke Homes Association – Annual Meeting Minutes 4/22/2024

BOARD MEMBERS ATTENDING

Dean Merkel Sandra Modlin Juan Chavez Jeff Brown Becky Fenner

STONEBROOKE HOMEOWNERS ATTENDING

- Ron Bowen, Carrie Jo Fohl, Tim Giddens, Chad Heuser, Jason Meyers, Vicki Jones, Tom Black, Karen Merkel, Judith Layton, John and Sara Pummill
- A total of 12 homes were represented at the meeting.

HOMEOWNER STATUS FOR 2024: 67 Lots and 66 homes

- For sale - none. Two (2) homes sold in 2023, and one (1) so far in 2024.

FINANCIAL REVIEW

- Review of 2023 Financial Statement
 - January 1, 2024, working balance of \$7718, and an escrow balance of \$3270.
- Review budget for 2024.
 - 2024 dues (x66) changed to \$175. 2024 Waste Management trash/recycling service to \$20.92/mo (\$251 annually) for 62 homes.
 - Rebuilding our HOA escrow account with a homeowner payment of \$25/yr for 5 years.
- Dues - 10 homes unpaid as of 4/16. All dues were collected in 2023. Several have replied since.
- Payments required for the following in 2024:
 - Ryan Lawn and Tree: lawn and tree service and sprinkler blowout. Accounting Solutions for accounting service. Utilities: Water and electricity. Noll's lawn service for mowing. Postmaster for PO box. American Family Insurance for Board of Directors and General Liability HOA Insurance. State of MO for Missouri Corporation Registration. Sprinkler system backflow check and maintenance. Landscaping mulch and supplies for fountain and common areas. Postage, meeting, and office supplies. Fountain cleaning /startup/ pumps/supplies/shutdown/maintenance. Tree and shrub replacement.

DISCUSSIONS

- Website: Becky is investigating various options for our website. It is quite difficult and cumbersome to update and make changes to. Considering total replacement. Also considering creating a Stonebrooke Facebook Group to facilitate more 2-way discussions for Residents.
- Backflow testing for sprinkler systems
 - Contact kbackflowtest@gmail.com or Stuart at 816-896-1327.
- Escrow:
 - Replacement of fountain spillovers with powder coated steel last year. Payment was from escrow account.
 - Moved and replaced the sprinkler system backflow/blowout to locate underground near water source. Also added an HOA shutoff valve and replaced our water spigot. \$1040.
- Covenants:
 - Our newly updated Covenants on our website are now searchable.
 - Homeowners must notify the Board to get the Architectural Control Committee approval for house painting new fences, roofs, buildings, etc.
- Fountain:
 - Drained, power washed basins by Juan and will start fountains this week.
- Waste Management trash/recycling service, 62 homes.

- Last year of 5-year contract started 7/2020. Currently a 3% maximum increase per year. Contract ends 6/30/25.
- Board will investigate bids/contracts with Platte Valley Sanitation and Waste Management and finalize before the end of 2024. Platte Valley now offers recycling and portable bins. New trash contract fees will be reflected on Homeowner's next HOA invoice in March 2025.
- Annual meeting postcards to be discontinued
 - The Board will be changing Bylaws to utilize a sign at the entrances the week of the annual meeting to notify Homeowners of the meeting saving the time and expense for mailing the cards.
- Landscaping needs for 2024
 - **Saturday, April 27 - Stonebrooke neighborhood cleanup, trimming, and mulching. Please meet at the fountain at 8AM.**
 - **Friday, April 26 evening - Need pickups and help to distribute bags of mulch.**
 - Replacement of the large Blue spruce behind the fountain. Need to replace a couple bushes. Need to add dirt around several existing shrubs on corner entrances.
- **City of Gladstone events were discussed**
 - **April 26, Friday. 10AM – 12 Noon. Gladstone City Hall Open House.** Gladstone City Hall will be hosting an open house. Make sure to stop by and see all the changes made with the four-month renovation!
 - **April 26-28 Bulky Item Drop-off. 8am - 5pm** – At Happy Rock Park. Gladstone residents may dispose of their bulky-item trash. This does NOT include refrigerators, freezers, air conditioners, or propane tanks. NO hazardous waste or yard waste will be accepted at this event.
 - **May 3-5. Brush Drop-off. 8am - 5pm** - at the Publics Works Facility. Gladstone residents can dispose of their yard waste, leaves, trees, grass, and bushes. NO trash or hazardous waste will be accepted. Proof of residency required.
 - **May 11. Shredding Event. 9AM to 1 PM** at the Gladstone Public Works facility. **Gladstone residents can have their documents securely shredded free of charge. Proof of residency required.**
 - **May 17-19. Gladstone City-wide Garage Sale Event.**
 - **June 15 09:00AM - 01:00PM Electronics recycling Event** at the Publics Works Facility. This event provides an opportunity for Gladstone residents to recycle their electronics. The event is from 9AM to 1PM at the Public Works Facility, 4000 NE 76th Street. Proof of residency required. Fees apply for televisions.
 - **August 10. 08:00AM - 12:00PM Household Hazardous Waste drop-off** – at Happy Rock Park. This event is a chance for residents to dispose of household hazard waste free of charge. 8 a.m. to 12 p.m. or the first 200 vehicles. No trash, bulky items, or yard waste will be collected.
- Complaints or Issues
 - Send all HOA correspondence to: boardofdirectors@stonebrookehomes.org
 - Cars parked on the street overnight - especially on N. Norton is an ongoing safety issue.
 - Trees/shrubs/grasses obstructing sidewalk.
 - Mailboxes that need to be straightened up.
- Other: Stonebrooke's Garage Sale will be held the weekend of May 17-19 to coincide with Gladstone City-Wide Garage Sale event because no permits are needed if held that weekend.
- Nominations for Board

- Dean Merkel retired from the Board after 16 years. Board duties have been divided internally to share the workload.

Voting: Vote for 5. *current Board Member

- Juan Chavez - President*
- Becky Fenner - Website*
- Sandra Modlin - Treasurer*
- Jeff Brown – Board Member*

- Jason Meyers - Board Member nominee
- John Pummill – Board Member nominee

The current Board was re-elected with Jason Meyers elected as Board Member #5.

Minutes recorded by Jeff Brown and approved by following Board Members on April 25, 2024:

Becky Fenner
Juan Chavez