

## Stone Bridge Creek Homeowners Association

Tuesday May 11, 2021

Present: Mathew Brown, Ellie Haag, Nicole Effle

1. Maintenance on inlet/outlets around the neighborhood
  - a. Warning from the city that they need to be cleared of debris, silt, etc
  - b. Ryan requested bid from Gana as they have done similar work, they estimated \$40,000 (Ryan reported this is expected cost)
  - c. Nicole will solicit bids from other excavation companies using the photos and verbiage from City report to guide bids
  - d. Nicole will report back to the City the plan with proposed dates
2. Tree removal/trimming
  - a. 1933 Redstone there is a volunteer tree growing on the lot line which may cause damage; remove and grind stump
  - b. Other large dead/damaged trees over bike path through north part of the neighborhood, need to be trimmed to avoid further damage or liability
  - c. Blue Ox submitted bid of approximately \$900
    - i. Nicole will solicit 2 more bids to be submitted by 5/15 if possible
    - ii. BOD will review and make decision by 5/21
  - d. Nicole will report the decision and timeline to the homeowner at 1933 Redstone
  - e. Plan for work to be completed by 5/31 (if possible)
3. Roles of Board members going forward
  - a. Mathew, President: facilitate meetings, follow up on reports of problems in the HOA, assess fines, etc.
  - b. Ellie, Vice President: Fill in for President as needed, coordinate HOA events
  - c. Nicole, Secretary: Solicit and manage bids for work, create and submit minutes of meetings, other written communications
  - d. Ryan Burger, CPA: continue to manage annual dues, communicate with title companies, solicit liens as needed, etc.
4. Future Events
  - a. Garage Sales: June 25-26, 2021 in cooperation with Charleston Heights (across 14<sup>th</sup> street)
    - i. Charleston will take care of newspaper ads
    - ii. Nicole will create flyer for SBC, BOD will distribute by 5/21, post to FB, Nextdoor now and weeks leading up to sales
    - iii. Nicole will organize charitable organization to come through neighborhood and pick up unsold items appropriate to donate
  - b. 4<sup>th</sup> of July
    - i. Mat and Ellie will be out of town, 4<sup>th</sup> falls on Sunday, BOD decided to skip parade or celebration this year
  - c. Fall/Back to School event in August
    - i. Possibly Kona Ice

1. Ellie will follow up if they are available and if HOA can purchase X number of mini ice for free distribution to neighbors/kids
    - ii. Possibly plan a trash pick up for the same weekend
  - d. Halloween
    - i. Falls on Sunday
    - ii. Possibly parade on Friday or Saturday night (check trunk or treats, other local events)
  - e. Easter Egg Hunt 2022
    1. Bunny needs a new outfit/vest, etc.
    2. Use budgeted \$ to have age group prizes
  - f. Future event
    - i. Trash pick up, extra brush/debris pick up from refuse companies?
5. Complaints regarding lack of sod in new construction resulting in runoff
  - a. Jill at Elite has been contacted by Ellie, Mat and neighbors
  - b. Ellie gave written email notice April 13
  - c. Mat will follow up with eliciting a fine for not installing sod
    - i. Covenants say within 60 days of construction finishing
6. Mowing complaints
  - a. Report for 1616 Redstone
    - i. Property manager reported it has now been mown
    - ii. Nicole drove by and confirmed
  - b. Some neighbors are reporting rentals to the City (Julesburg)
    - i. This is independent of HOA fines/rules
    - ii. Nicole will continue to monitor through UpLNK and notify the BOD of reports FYI
  - c. Fine schedules have been sent to property management companies, Nextdoor, Facebook and the HOA website and indicated that fines will be given
7. Neighborhood Outreach
  - a. FB, Nextdoor and website – ask for neighborhood volunteers to help with social media
  - b. Nicole will reach out to Ryan to get direct contact for updating the website
  - c.

#### Action Items

1. Nicole will solicit bids from 2 other companies for excavation of in/outlets by 5/21 (if this is realistic for the company)
2. Nicole will solicit bids for tree removal by 5/14, send to BOD with decision to be made by 5/21.

3. Nicole will create garage sale flyer
4. Nicole will schedule donation pick up following garage sales
5. Mat will send fine to Elite Rentals re: not laying sod or installing protection from runoff
6. Ellie will continue to work with neighboring HOAs for garage sales

Next BOD Meeting: Monday July 12, 6:30PM, location TBD