

Stone Brook Homeowner's Association Meeting – Board of Directors

Date/Month/Year: 1/12/16 Start Time for Meeting: 7:00 PM

Call to Order and Roll call of Association member present:

Cynthia Donahoe

Please see attached sign in sheet

Secretary Report and Reading of Minutes from previous month's meeting:

Previous meeting minutes approved

Waived by:

Second by:

Park 52 Updates and Review:

Colleen has left Park 52 – Paul is now 100% Owner

Treasurers Report:

No changes since last meeting

Lockbox? – bank processing for Homeowner dues

Postage has doubled over the last year (\$90/month) due to bad budgeting and high turnover = more homeowner packets sent out

Attorney fees higher than last year – fees are recouped from homeowners unless in bankruptcy or Lien

Annual Template for Budget?

Aged Owner Balances:

Woodbury – bankruptcy, park 52 to look into balance.

Manzanares 4946– will not pay attorney fees associated with lien. Attorney fees were incurred by noncompliance. Leave in lien. Park 52 to send letter to foreclose and include attorney fees.

Jason and Holly Rose – send letter of intent to lien for last year's assessment and late fee. Jason is the homeowner.

Park 4923 - Late Fees

Hynes 4915 – contesting with attorney, quit claim

ACC Committee:

Donny Anderson –

Wood on driveway issue. Wood has been on the driveway for 2 months

Section 4.5 garbage and trash – send 1st notice of violation

O'Brien 33221 47th AVE SW

Rental with multiple noise complaints with party, fireworks, and general obnoxious behavior. Parking issue with standing and stopping, police called but just drove by. New Year's Eve a message was sent to the homeowner of noise complaint. Police were called 3 time on New Year's Eve without contact or resolution. New Year's Day Public intoxication was observed by neighbors.

Section 4.6 – noise violation

Debbie and holly to email all events to park 52 for documentation, and continue to document incidences and contact police.

Park 52 to send 1st violation notice and homeowner to be fined per incident.

Sitting Jeep with Tarp over

Garbage cans and buckets sitting next to driveway visible from the street. Park 52 to send letter.

Bailey Herman on 49th AVE

Trying to sell house and front concrete stairs not to code. The stairs need to be refinished with tinted concrete. Is this a long or short term fix? There was no approval when stairs were constructed, and no mention of colored concrete. ACC states that all sidewalks and steps be aggregate. Concern about the fix being a long term solution and the effect of the violation on the new homeowners.

Landscaping Committee:

No Reports

Neighborhood Watch:

Stolen car before Christmas.

Neighborhood Reports Review:

Garbage cans, Dog bags

Old Business:

New Business:

Put out signs for next year's annual meeting – Get the Keys to where they are stored

Both Signs by the park/Trail are gone contact Spectrum signs (Pat/Dan)

Refill Dog waste bags – Pat/Robin

Garbage cans, Christmas lights, Post lights – Park 52 to send an email reminder

Update address book – Park 52 to email excel spread sheet

Reminder email for monthly meetings – Park 52 to send out the first Tuesday of the month

Open Forum:

New Ballots for the lighting competition next year, give an incentive for filling them out, email them out ahead of time.

Planning for next Meeting:

Security issues – more lights, surveillance signs, surveillance cameras

Homeowners group meet with Police department

Motion for Meeting Adjourned:

Cynthia Donohoe

Second by: Dan Suk

Time of Adjournment: 8:14 PM

Attendance Signatures:

President _____

Patty Sullivan

Vice President _____

Susan Fuller

Secretary _____

Brenda Guiranovitch

Treasurer _____

Daniel Suk

Additional Committee Members:

Robin Stanko – Board Director

George Fuller – Landscaping

Tom Donahoe – ACC

Michelle Colburn – Park 52

Cathy Dison – ACC

Cynthia Donahoe – Board

Debbie Grimm

Motion for meeting adjourned:

Second by:

Time of adjournment: 8:14

Attendance Signatures:

President Patty Sullivan

Vice President Susan Fuller

Secretary [Signature] BRENDA GUIVANOVITCH

Treasurer [Signature]

Additional committee members

Robin Stanke - Board Director Heidi Grimmer
George Fullert - Landscaping
Tom DANAHOE Acc ASSIST.
Michelle Colburn - PARK 52
Cathy OLSON - ACC
Cynthia Donaho - Board member.
~~Brenda Guivanovitch Secretary~~

Stone Brook Homeowner's Association Meeting – Board of Directors

Date/Month/Year: 2/9/16 Start Time For Meeting: 7:04

Call to Order and Roll call of Association member present:

Secretary Report and Reading of Minutes from previous month's meeting:

Brenda Guiranovitch

Waived by:

Patty Sullivan

Second by:

Dan Suk

Park 52 Updates and Review:

Update : Woodbury – not paid back fees, has only paid \$350 dues for this year, there was a mistake in accounting. Money received was a reimbursement and credited to the wrong account.

Hynes – Decision to write off previous bill from previous owner – home was purchased on foreclosure.

Treasurers Report:

Online Payments

Can we ask the bank for a more detailed bank statement, and a larger view of checks deposited?

ACC Committee:

No Reports

Landscaping Committee:

Stolen Plants from the south side entrance signs (again)

Neighborhood Watch:

Discussed recent police chase

Send Reminder email – if you see suspicious activity – Call 911

Neighborhood Reports Review:

No Reports

Old Business:

Dog Bags ordered

Need to make walk about consistent

New signs for the park

Trash can placement – cannot be visible from the road

New Business:

Security

Dan Suk Spoke with Commander Chris Norman, FW Police on 2/8/16

- Discussed Safe City Website, would like us to join, we are in sector 1, stonebrook has an Admin – A. Jotto (Andrea) includes Twin lakes, Marine View, Redondo, and Marine Hills. It is an interactive crime database. If it is not reported the police won't know about it.
- Crimereports.com
 - Current crime date, PD based
 - Includes crime by type, date, location
 - Sex offenders registered Location w/ Pic, description and address.
- Cameras
 - Marine Hills is fiber connected w/live feed
 - Cameras cost 32,000 with no infrastructure
 - Built with donations plus a onetime \$60 fee
 - With FWSD approval may tap into their fiber network??
 - Recommended IP vs. DVD cameras
 - SW Avigilon for seamless integration

Dan also spoke with Lindsey Sperry – City of Federal Way Crime Prevention Unit

- Public ok to video not audio
- Check with lawyers on signage
- May give a false sense of security
- Recorded not live
- Recommends night vision cameras for license plates
- Position to see flow in and out of neighborhood
- Data recorded saved for 7 days
- No fake cameras for legal and security implications
- Follow up with city street engineers for center island possibility
- Lindsey.sperry@cityoffederalway.com 253-835-6700

Open Forum:

Tom Jones – inquiring about HOA involvement with flooding/water coming onto properties

Check plans for Dry lines – contact Pat Robinson

Check with TPU for guidance

Check for flood insurance

Planning for next Meeting:

Motion for Meeting Adjourned:

Patty

Second by:

Robin

Time of Adjournment:

7:58

Attendance Signatures:

President: Patty Sullivan

Vice President Susan Fuller

Secretary Brenda Guiranovitch

Treasurer Dan Suk

Additional Committee Members:

George Fuller

Pat Robinson

Tom Jones

Tom Donahoe

Cynthia Donahoe

Robin Stanko

2/9/14

Attendance Signatures:

President Patty Sullivan

Vice President Juan Pille

Secretary Byunghui

Treasurer Dan Suk

Board Members

Rob Sh

Cynthia Donahoe

Additional Committee Members:

George Fuller

Pete Robinson

Tom Jones - 2nd use on right

TOM DONAHOE

Stone Brook Homeowner's Association Meeting – Board of Directors

Date/Month/Year: 3/8/16

Start Time for Meeting: 7:02PM

Call to Order and Roll call of Association member present:

Patty

Secretary Report and Reading of Minutes from previous month's meeting:

Brenda Guiranovitch

Waived by:

Second by:

Susan Fuller

Park 52 Updates and Review:

Michelle out Sick

Please send an email to Michelle about 4626 SW 330th CT, needs a first letter regarding a barking dog – German Shepard.

Treasurers Report:

No News

ACC Committee:

Red Stairs – No article regarding stairs needing to be a certain color. Owner submitted a color to us to approve so that he can paint the stairs. Waiting on HOA approval.

Lisa – Fence approval just needs to put on caps and board along the top of fence.

Landscaping Committee:

George needs Moss Out and Potting Soil.

Pressure washing? (Pat)

Missing Cherry trees, died in the ice, we will need to purchase more. – George will look for the Double ruffle cherry trees.

Turn Water back on in May.

Dr. Stephen & Diana Poore – Reimburse for signs at the park

Need to put up poles to slow down cyclists coming through the trail/park

(32913 49th Pl SW)

Summit Sign – ferns? Raise the bed? Paint electrical boxes to camouflage.

Neighborhood Watch:

Street light on the corner of 48th and 329th - very dark. Last street light was \$10,000

Attempted break in at 32902 47th AVE and nothing was done about it. Police took too long to respond.

Discussed using twin lakes patrol officers in out neighborhood or off duty police.

Dan will continue to collect information on cameras and security pricing.

Neighborhood Reports Review:**Old Business:**

Facebook Page – Maggie Lane, Robin’s neighbor, is going to work on Stonebrook Facebook page.

New Business:**Open Forum:****Planning for next Meeting:**

Have Federal Way Police come out to talk with the Homeowners

Motion for Meeting Adjourned:

Patty

Second by:

Patty

Time of Adjournment:

8:08 PM

Attendance Signatures:

President: Patty Sullivan

Vice President: Susan Fuller

Secretary: Brenda Guiranovitch

Treasurer: Dan Suk

Additional Committee Members:

Robin Stanko

Pat Robinson

Cathy Olsen

Lisa

Chuck O'Donnell

Margie Jordan

George Fuller

Attendance Signatures:

President Patty Sullivan

Vice President Susan Fuller

Secretary [Signature]

Treasurer [Signature]

Additional Committee Members:

Robin Stanko [Signature]

Pat Robinson [Signature]

Cathy Olson [Signature]

LISA [Signature]

CHUCK O'DONNELL [Signature]

Margie Jordan

Margie Jordan

George Fuller

Stone Brook Homeowner's Association Meeting – Board of Directors

Date/Month/Year: 4/12/16 Start Time For Meeting: 7:06PM

Call to Order and Roll call of Association member present:

Patty Sullivan, President

Secretary Report and Reading of Minutes from previous month's meeting:

No

Waived by: Patty

Second by: Susan Fuller

Park 52 Updates and Review: NA

Treasurers Report:

Dan spoke to Henry about late fees. All late fees for yearly dues to be assessed after the 15th of March. A system change caused people who had already to be notified of no payment received. This is all resolved.

Electric bills – check on the 8 or 10 light poles that we own – bill has gone from \$16 - \$88. Need to check on each schedule with the power company if it is schedule 52, 53 or 54. The newest pole is \$88/month. Dan is going to meet with Electric Company.

ACC Committee:

Presidential TL roof approvals.

Lisa's fence done

Siding – Use Hardie Plank?

Red Stairs – decision to paint them the submitted color. Michelle to email and let him know that the stairs must be properly primed, painted and sealed.

*How can we change the By-Laws to prevent this from reoccurring? Michelle to check into.

Landscaping Committee:

Entrance Redone

Turn on Faucets

Neighborhood Watch:

Nothing new to report. Margie to organized the Federal Way police coming to visit to our next meeting, May 10th. Include the Summit too?? The Summit President is Valerie Frink 206-764-2159 val@valleryfrink.com

Neighborhood Reports Review:

Anderson – Going to Auction

Racoon House – send courtesy reminder for painting house, and no commercial vehicles

Valdimir – Michelle to send letter to owner to put trailer in garage

Garbage Can issue – owner is diabetic and lives alone. Michelle to send email. Check with waste MGMT services about garbage can pull out 1-800-592-9995

Woodbury – boat is back, car seats on porch – send 1st notice to move debris.

Mr Kim – send letter he owes money and buying another house

House on 48th - Ladders, hoses chemicals need to be put away.

Old Business:**New Business:**

Garage sale set for June 4th 8AM – 4PM, get signs from storage. Margie to to send Stonebrook Garage Sale email and post on craigslist

Block Party – Ice cream social August 2nd 6-8PM, BBQ – September 10th 4-7PM.

Emails – send in emails to update email address list.

Open Forum:

Send Thank You notes for Compliance?????? Let Michelle know who to email for compliance.

Oscar Bermudez visited to address complaints from the Robinsons regarding barking dog – German Sheppard. Dogs barks all day long when left unattended.

Resolution: Oscar will look into training. Allen (another neighbor) can help with training. Time frame agreed upon.

County Noise ordinance for barking dogs – needs to be quiet from 10PM – 8AM. County can fine for dog barking as well.

Planning for next Meeting:

May meeting – Federal way police are coming. Dan will send Margie contact info. Apts on the Green – crime is overflowing from there.

Send emails to notify Summit HOA and Stonebrook residents.

Review New Home Owner Packet

Bring in Walk Through for May Meeting.

Motion for Meeting Adjourned: Patty Sullivan

Second by: Cynthia Donahoe

Time of Adjournment: 8:30 PM

Attendance Signatures:

President: Patty Sullivan

Vice President _____

Secretary: Brenda Guiranovitch

Treasurer: Dan Suk

Additional Committee Members:

Michelle Colburn – Management Company

Tom Donahoe

Patrick Robinson

Cynthia Donahoe

Margie Jordan

Robin Stanko – Board Member

Susan Fuller

George Fuller

Oscar Bermudez - Resident

Attendance Signatures:

President Patty Sullivan

Vice President _____

Secretary Bognutt

Treasurer _____ DAN SUK

Additional Committee Members:

Management Company - Michelle Colburn
Tom Donahoe

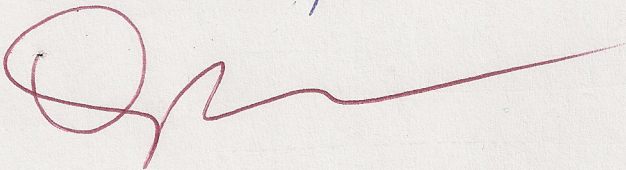
Patrick Robinson

Christina Donahoe

Margie Jordan

Barb ~~Starko~~ - Robin Starko - Board Member

Jim Fuller
Jim Fuller



President Patty Sullivan

Vice President Susan Fuller

Secretary Byrnette

Treasurer Dan

Additional Committee Members:

- Pet Robinson - Board
- Ally Olson - ACC
- Bebi Starke - Board

- Margie Jordan - N. Watch
- Michelle Co - Park 57 AM
- George Fuller

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Stone Brook Homeowner's Association Meeting – Board of Directors

Date/Month/Year: 6/14/16 Start Time For Meeting: 7:06

Call to Order and Roll call of Association member present:

Patty Sullivan

Secretary Report and Reading of Minutes from previous month's meeting:

Waived by:

Patty

Second by:

Dan

Park 52 Updates and Review:

Michelle on Vacation

Treasurers Report:

No new Contract from the new MGMT Company

Website going away

Financials approved

Affordable WA BAC - backflow testing

ACC Committee:

Oscar Bermudez – painting, need sample

Rick Hultz – house paint

Landscaping Committee:

North pond water fountain not working – ask Tim about the last pump service, see if Park 52 has info

Neighborhood Watch:

Noise complaint 32915 47th - Frank Moonies if you see call police, threat to himself and others. Police were involved

Audi peeled out of Cul-de-sac

Red pickup in ditch

Police chase through Twin Lakes DUI/Hit/run, hit a couple cars

Solicitors – solicitors were notified and turned away

Neighborhood Reports Review:

Need to follow up on walk through

Rose – 33rd CT dead plants/Trees/Potting soil

Boat still in Driveway

Old Business:

PSE:

- PSE Light schedules 52/53 (can't touch) 54 we can touch. Stonebrook owns 9 lights on Islands. Dan to find out about security cameras on them.
- PSE contract until 2029 – after we can do whatever with the lighting.
- Place white tape on the lights that we own
- PSE Billing matches what we owe.

Pat: Neighbor's dog still a noise complaint – Park 52 send letter

New Business:

Ice Cream Social – National night out AUG 2nd & BBQ Sat Sept 10th 4pm

- Send out postcard
- invite Fire & Police
- Tim has Tents that the HOA bought?

Monument lights – George

Some people unhappy with the Garage Sale?

Open Forum:

Moonies – Water complaint:

- It is his own issue, not the HOA
- If he sends a bill again, send it back
- We live in a natural spring area

Planning for next Meeting:

Nest Meeting July 12th At Patty's

Motion for Meeting Adjourned:

Patty

Second by: George

Time of Adjournment: 7:53

Attendance Signatures:

Patty Sullivan

President

Sue Fuller

Vice-President

Daniel Suk

Treasurer

Brenda Guiranovitch

Secretary

Cynthia Donahoe

Board

Robin Stanko

Board

Pat Robinson

Board

Cathy Olsen

ACC

Tom Donahoe

ACC

George Fuller

Landscape

Margie Jordan

Watch

HomeOwners:

Stone Brook Homeowner's Association Meeting – Board of Directors

Date/Month/Year: _____7.12.16_____ Start Time for Meeting: __7:00__ PM_____

Call to Order and Roll call of Association member present:

Patty Sullivan

Secretary Report and Reading of Minutes from previous month's meeting:

Brenda Guiranovitch

Waived by:

Second by:

Vantage Updates and Review:

If you need to go to their office call and make an appointment to make sure they will be there.

Treasurers Report:

Dan – waiting on approval. Did not receive financials, please make required before each meeting.

Vantage is only required to get them ready by the 20th.

ACC Committee:

- Solar panel request
- 2 roof w/o requests – If you see you neighbors modifying their home talk to them about HOA standards.
- Send email blast to remind of approval forms.

Roof without request – maybe ask about a timeline for competition – he is doing it himself.

Landscaping Committee:

- North Pond pump working now \$3000 appx to fix
- Car ran into the island, George fixed the wires and post
- Email George if you see any issues ant the main entrance
- Dan recommends 1 or 2 more large boulders at the front entrance – check on price, have BlueSky do it?

BlueSky:

- Still not happy with their work
- Not doing all the weeding

- Maybe they are just new and not informed of our requirements

Neighborhood Watch:

- Margie was out of town
- Rise in the number of solicitors
- Not allowed to advertise with sign in yard of a house where a contractor is doing work
- Ice cream social email
- Need new neighborhood watch person
- Graffiti on electrical boxes

Neighborhood Reports Review:

Pat's barking dog issue much improved

Dan still working on security

Add Surveillance at 42nd ave/NE Tacoma

cul-de-sac at 46th light bulb is out

49th CT cul-de-sac with the tall trees the lights do not help

George's house – utility left hole in yard – can we fill/fix it for him, add bark so it looks better? (George will take a look)

Donny's house –

- keeps putting off trustee sale,
- boat - need to take a photo every day of the boat to be able to charge a fine
- already has a lien, we may not be able to recoup all fees charged against the property
- sent letters are being returned – refusing mail

Walk Troughs:

- Need to reassign boundaries
- Cynthia – to get map from title company
- Reassign areas to all committee members
- Walk through and letters – we need to do walkthroughs for all areas if we are going to send out letters.

329th & 47th corner house:

- Send a letter about landscaping, Cynthia to take a photo and send to Michelle for 1st letter for yard.

Old Business:

Dan marked all the posts with tape that belong to Stonebrook. Need to increase lighting at the bus stop, 329th & Hoyt we own the 2 light poles, 2 branches need to come off the tree there to increase visibility.

New Business:

Solar Panels – Clair house, 33221 49th AVE SW. – Needs to be on the back of the house for looks. Drawings were sent in for review. The drawing indicate the solar panels will be on the back side of the garage – IS visible from street.

We will need to amend current bylaws and have reviewed by Attorney.

Clairs – state that Washington laws prevent HOA's from outlawing solar panels RCW 64.038.055

The board will need to review on its own to determine this decision and future solar panel decisions.

New Website:

Michelle will send info for log in for new website. ACC will be listed, Minutes to be posted, financials not posted.

Open Forum:

Should we make this a gated community? – we would be responsible for the roads. Look into gates again.

Approving Bill? Will Patty still need to do this? – Only will need approval for one time vendors.

Planning for next Meeting:

Next meeting @ Patty's

Motion for Meeting Adjourned:

Patty Sullivan

Second by:

Dan Suk

Time of Adjournment: 8:10PM

Attendance Signatures:

Patty Sullivan	President
Sue Fuller	Vice-President
Daniel Suk	Treasurer
Brenda Guiranovitch	Secretary
Cynthia Donahoe	Board
Robin Stanko	Board
Pat Robinson	Board
Cathy Olsen	ACC
Tom Donahoe	ACC
George Fuller	Landscape
Margie Jordan	Watch
Home Owners:	

Attendance Signatures:

Patty Sullivan	President
Sue Fuller	Vice-President
Daniel Suk	Treasurer
Brenda Guiranovitch	Secretary
Cynthia Donahoe	Board
Robin Stanko	Board
Pat Robinson	Board
Cathy Olsen	ACC
Tom Donahoe	ACC
George Fuller	Landscape
Margie Jordan	Watch

HomeOwners:

Lisa Clair
Thomas Clair
~~Mark~~

Patty Sullivan
Sue Fuller
Daniel Suk
Brenda Guiranovitch
Cynthia Donahoe
Robin Stanko
Pat Robinson
Cathy Olsen
Tom Donahoe
George Fuller
Margie Jordan

Stone Brook Homeowner's Association Meeting – Board of Directors

Date/Month/Year: 8/9/16 Start Time for Meeting: 7:04 PM

Call to Order and Roll call of Association member present:

Patty Sullivan

Secretary Report and Reading of Minutes from previous month's meeting:

Brenda Guiranovitch

Waived by:

Second by:

Patty Sullivan

Park 52 Updates and Review:

- New Agenda – fill out before the meeting and bring with you.
- Robin has a new agenda to use
- Will be getting Financials later in the month – yes we can wait on them
- See attached from Vantage – Owner holds classes on financials
- Website not available
- Athome.net website – Dan call tech support to get access

Treasurers Report:

- No Lien for \$25 late fee
- New software – only goes 30-60 days
- All get a past due notice every month if past due
- Mary Jo – bankruptcy – need to wait
- No late fees are assessed on late fees

This year's statement has a large balance, up to \$103,000 – need to do something with it

- Use it to maintain common areas
- Use it for BBQ

Dan to go to Vantage office to do next year's budget

ACC Committee:

Not here, no news

Landscaping Committee:

- Pond repair was 3800

- Branches trimmed – thanks George
- Graffiti painted over at main entrance
- Sprinkler head found
- George to talk to city about the one house on Hoyt RD. We own the property, do we need to clean up and maintain sidewalk?

Neighborhood Watch:

Robin will stand in for neighborhood watch, she may have a replacement that will also maintain Facebook and website.

Need to slow down traffic

- Put in speed bumps
- Buy speed limit sign
- Another 4-way stop
- Traffic circle
- Cut off street to Tacoma, where the sidewalk ends to cut out through traffic

Truck was broken into

Blue Subaru legacy lingering around 10AM

Man arrested in the woods

Couple in car doing drugs and loud by Sue/Patty's house

Neighborhood Reports Review:

4636 SW 329th – Sinks outside, need letter now

Dan- pulled down signs and nails from posts/stop signs

Need new map for walk through

Violation report every month now

Old Business:

Cameras on hold until the electrician comes back – don't need PSE approval.

New Business:

BBQ

- Sue/George food – HOA will buy all no Potluck
- Have grill delivered
- Cotton candy machine
- Send email/postcards/put notices on doors?

Halloween Party??

Christmas Party – Patty Sullivan

Open Forum:

Solar Panels – Clair’s – still working with Attorney to get addendum in place, will get back to them. Panel must be flat. The Clair’s have southwest exposure.

Planning for next Meeting:

September meeting at Patty’s

Still use the School for meetings?

Action Items:

Dan – suggestions for use of surplus funds

George – Check with City about the sidewalk on Hoyt RD

Pat – Try a speed trailer first, follow up on speed issue

Motion for Meeting Adjourned:

Patty

Second by:

Robin

Time of Adjournment: 8:30PM

Attendance Signatures:

Patty Sullivan	President	_____
Sue Fuller	Vice-President	_____
Daniel Suk	Treasurer	_____
Brenda Guiranovitch	Secretary	_____
Cynthia Donahoe	Board	_____
Robin Stanko	Board	_____
Pat Robinson	Board	_____
Cathy Olsen	ACC	_____
Tom Donahoe	ACC	_____
George Fuller	Landscape	_____

Margie Jordan

Watch

HomeOwners:

Attendance Signatures:

Patty Sullivan	President
Sue Fuller	Vice-President
Daniel Suk	Treasurer
Brenda Guiranovitch	Secretary
Cynthia Donahoe	Board
Robin Stanko	Board
Pat Robinson	Board
Cathy Olsen	ACC
Tom Donahoe	ACC
George Fuller	Landscape
Margie Jordan	Watch
Home Owners:	

Patty Sullivan
Sue Fuller
Brenda Guiranovitch
Pat Robinson
George Fuller
Margie Jordan

Michelle Colby - Management
Lisa Clark

Stone Brook Homeowner's Association Meeting – Board of Directors

Date/Month/Year: 9/13/2016 Start Time for Meeting: 7:00pm

Call to Order and Roll call of Association member present:

Patty Sullivan

Secretary Report and Reading of Minutes from previous month's meeting:

Brenda Guiranovitch

Waived by:

Second by:

Pat Robinson

Park 52 Updates and Review:

Website has calendar of events and capability to send email notifications

Homeowner log in info 795* Account #

162 Homes, 139 email address for homeowners

Treasurers Report:

Federal Way public schools did we pay twice? 5 billings at Green Gables, no invoice for April

Received unpaid report through August only.

Backflow check because of new meter Fee

ACC Committee:

Tim's roof approval

Renters moving out 9/18

Landscaping Committee:

Side walk on Hoyt road

Revamp some areas – wait until spring – small plants that last

Plants that were weed wacked – ask Blue Sky to replace – George

Damaged trees – estimate the cost to have removed and replaced (\$500 - \$600 to replace)

Get estimate/proposal to revamp all 11 islands.

Use rock as décor for less maintenance

Neighborhood Watch:

Need new Neighborhood watch position. Lisa Clair volunteered

Neighborhood Reports Review:

Robyn – get map to assign walkthrough areas

Stored Vehicles – letter went out, no covers on cars. Cannot stay in the same parked position for extended periods.

Woodbury

Holly Rose – Lien on house, 1 year behind on dues

Does Vantage have a walkthrough template to use?

Violations

To charge a fine we need photo of violation

Danny's house – we need a photo of the boat every day to fine.

Old Business:

BBQ was successful, 60 adults, 10-15 kids

Security cameras? Still pursue.....

Gates? Look into gates again.

Brighter, newer lighting at the main entrance – Dan.

New Business:

Traffic devices – get signed petition from each street for city to assess. 2 speed bumps, 4-way stop – Brenda 329th.

Keep meeting at Green Gables or at a house?

Need to notify all residents on where meeting will be held.

Open Forum:

Lisa Clair – solar panels. Has been 3 months.

Board/legal still putting together addendum on solar panels

Cynthia, Pat, Robyn will meet Thursday to get situation completed.

Planning for next Meeting:

Vantage Contract review – Fees will be going up, need proposal from Vantage to review in next meeting

Annual Meeting Dec 6th.

Christmas Party Dec 3rd or 10th ?

Motion for Meeting Adjourned:

Patty Sullivan

Second by: Dan Suk

Time of Adjournment: 8:14PM

Attendance Signatures:

Patty Sullivan	President	_____
Sue Fuller	Vice-President	_____
Daniel Suk	Treasurer	_____
Brenda Guiranovitch	Secretary	_____
Cynthia Donahoe	Board	_____
Robin Stanko	Board	_____
Pat Robinson	Board	_____
Cathy Olsen	ACC	_____
Tom Donahoe	ACC	_____
George Fuller	Landscape	_____
OPEN	Watch	_____
HomeOwners:		_____

Attendance Signatures:

Patty Sullivan

President

Patty Sullivan

Sue Fuller

Vice-President

Sue Fuller

Daniel Suk

Treasurer

Daniel Suk

Brenda Guiranovitch

Secretary

Brenda Guiranovitch

Cynthia Donahoe

Board

Robin Stanko

Board

Pat Robinson

Board

Cathy Olsen

ACC

Tom Donahoe

ACC

George Fuller

Landscape

George Fuller

~~Margie Jordan~~ Open Position

Watch

Home Owners:

Chisa Clau

PIOTR SZARKOWICZ
EWELINA SZARKOWICZ

Stone Brook Homeowner's Association Meeting – Board of Directors

Date/Month/Year: 10/11/16 Start Time For Meeting: 7:05

Call to Order and Roll call of Association member present:

Patty Sullivan

Secretary Report and Reading of Minutes from previous month's meeting:

Brenda Guiranovitch

Waived by:

Second by:

Patty Sullivan

Park 52 Updates and Review:

Research New Management Companies - Lisa

Treasurers Report:

- Green Gables billing
- All billing needs approval only, no signature
- No recent reports – nothing since 9/9 – that was from August

ACC Committee:

- I roof request – presidential TL
- I garage door - Long's Metal white door
- House was painted w/o approval – need paperwork for all work, email all to remind homeowners to submit approval and send a copy of the form.

Landscaping Committee:

- Water turned off
- Sidewalk on Hoyt RD. – still waiting to hear from the city. Add the sidewalk to Blue Sky for Maintenance.
- Common areas, islands, clean up
- Piotr may have a landscaping contact

Neighborhood Watch:

Murder – how long should the shrine stay. Find out how long the city will allow it.

Neighborhood Reports Review:

O'Briens – take down for Rent sign and move garbage cans.

Old Business:

Solar Panel resolution – needs to be distributed

New Business:

- Dan – meet with electrician
- South side Stonebrook sign light glass broken
- Stonebrook sign get LED's
- Need to cut back trees for more light

Open Forum:

- Piotr – how to get more people involved discussion
- Annual Meeting – set up at 6:30
- Newsletter
- Flyer for annual meeting.
- Gates?
- Traffic – round about or 4-way stop, 2 speed bumps
- Security cameras – Company is RFI
- Dan to look into lower price range on cameras
- Do people want to put cameras on their houses?

Planning for next Meeting:

MTG Nov 8th @ Patty's.

Motion for Meeting Adjourned:

8:13

Second by:

Susan Fuller

Time of Adjournment: 8:13 PM

Attendance Signatures:

Patty Sullivan

President

Sue Fuller

Vice-President

Daniel Suk

Treasurer

Brenda Guiranovitch

Secretary

Cynthia Donahoe

Board

Robin Stanko

Board

Pat Robinson

Board

Cathy Olsen

ACC

Tom Donahoe

ACC

George Fuller

Landscape

Margie Jordan

Watch

HomeOwners:

Attendance Signatures:

Patty Sullivan	President
Sue Fuller	Vice-President
Daniel Suk	Treasurer
Brenda Guiranovitch	Secretary
Cynthia Donahoe	Board
Robin Stanko	Board
Pat Robinson	Board
Cathy Olsen	ACC
Tom Donahoe	ACC
George Fuller	Landscape
Open	Watch

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Patty Sullivan
Sue Fuller
OP
Brenda Guiranovitch
Cynthia Donahoe
Robin Stanko
Pat Robinson
Cathy Olsen
Tom Donahoe
George Fuller

HomeOwners:

Piotr Szarkowicz

Jane Clau

Stone Brook Homeowner's Association Meeting – Board of Directors

Date/Month/Year: 11/08/16 Start Time For Meeting: 6:00 PM

Call to Order and Roll call of Association member present:

Patty Sullivan

Secretary Report and Reading of Minutes from previous month's meeting:

Brenda Guiranovitch

Waived by:

Second by:

Vantage Updates and Review:

- Kari to Get Website Log in Information
- When will we receive violation letters
- Fines are changing (chargebacks)
- Compliance fines assigned to homeowners to accrue
- UPS Store in Federal Way, we still have 300 copies credit under Stonebrook Account

Treasurers Report:

- Patty will check on Billing for Green Gables for April
- Who can Sign off on check Runs? Board member/President?
- Dan review first, then Patty will approve
- Assessments are due the end of February, mail out in January, due February 15th, late on March 15th, then send letter.

Budget for Next Year

- 15,000 Landscape
- 36,000 Security Proposal
- 5,000 electrical
- Trail Cameras

ACC Committee:

- ACC for has old PO Box address listed
- Update website with correct forms
- Homeowner Taylor sent paint approval to wrong address

Landscaping Committee:

- George: south entrance light replaced, Sue cleaning up front entrance
- Get commons area bids for Trees

- Blue Sky? Still not impressed, Greenleaf Landscape suggested by Kari – Meet with George, Sue, Cindy for estimate.

Neighborhood Watch:

- Shrine is still there – check with City on ordinance.

Neighborhood Reports Review:

- O'Brien – garbage cans
- Walk-throughs – in Winter, every other month, spring/summer, every month

Old Business:

New Business:

- Curb address painting – use one company
- Election of Officer for Neighborhood Watch – Maggie? Debbie?
- AcCC – Cathy Moving
- Communication Plan for 2017
- Homeowner packets, should we hand deliver?

Open Forum:

Planning for next Meeting:

- Send Evite for Annual Meeting
- Send Evite for Christmas Party
- Annual Meeting Agenda – address Solar Panel Resolution
- Summary from Kari RE Vantage
- Dec 6th Annual Meeting, 6:30 set up, door prizes, coffee/cookies

Motion for Meeting Adjourned:

Patty Sullivan

Second by: Brenda Guiranovitch

Time of Adjournment: 7:42

Attendance Signatures:

Patty Sullivan	President	<hr/>
Sue Fuller	Vice-President	<hr/>
Daniel Suk	Treasurer	<hr/>
Brenda Guiranovitch	Secretary	<hr/>
Cynthia Donahoe	Board	<hr/>
Robin Stanko	Board	<hr/>
Pat Robinson	Board	<hr/>
Cathy Olsen	ACC	<hr/>
Tom Donahoe	ACC	<hr/>
George Fuller	Landscape	<hr/>
Margie Jordan	Watch	<hr/>
HomeOwners:		<hr/>

Patty Sullivan

Sue Fuller

Daniel Suk

Brenda Guiranovitch

Cynthia Donahoe

Robin Stanko

Pat Robinson

Cathy Olsen

Tom Donahoe

George Fuller

Margie Jordan

HomeOwners:

Keri Holland

President

Vice-President

Treasurer

Secretary

Board

Board

Board

ACC

ACC

Landscape

Watch

Margie J.

Patty Seeliger
Susan Fuller

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Lisa Clair Thomas

2016 Annual Meeting

Stone Brook Homeowner's Association Meeting – Board of Directors

Date/Month/Year: 12/06/16 Start Time for Meeting: 7:03 PM

Call to Order and Roll call of Association member present:

Patty Sullivan and Board introductions

Secretary Report and Reading of Minutes from previous Years meeting:

Cynthia Donahoe

Waived by:

Second by:

Vantage Updates and Review:

Treasurers Report:

- Can we put the reserve money in a CD to accrue interest? (Chuck O)
- Dan will look in a CD and research ROI VS savings
- Audited Financial Statements and CCR's? An audit is usually required every few years.
- Total of 9,500 in arrears, about 20 people total. Should repeat offenders be called out? Legal Issue.
- Median Home Value 462,500

ACC Committee:

Landscaping Committee:

- Cutting back trees and replacing old trees on 329th
- Trees on 329th between 47th & 48th are the homeowner's responsibility, send letters to cut trees back
- Removing old trees in cul-de-sacs
- Upgrade lamp posts in cul-de-sacs
- Replace missing plants
- Entrance island, do we need it? Can we put a light on the island for better visibility? Needs 230W power.

Neighborhood Watch:

- Security cameras discussion – we will not be pursuing at this time cost does not equal benefit. (33,000)
- Homeowners can look into individual security systems – Wireless Simpli Safe
- Overgrown Bushes, hidden access point and poor lighting need to be addressed on an individual basis
- Call the police of any unwanted activity
- Additional lighting at the entrance? Lighting is sufficient, we need to cut back trees.

Neighborhood Reports Review:

Old Business:

New Business:

- Traffic calming devices are being researched – traffic circles, speed bumps
- Lighting at 47th & 328th PL – no visibility (Eric Year)
- 329th & 47th – drivers blowing through 4-way stop (Tom)

Open Forum:

- De-icing the hill on 49th, can we contact the city about that? (Jeff)
- Add more no soliciting signs to other entrances. (we cannot stop political campaigning)
- Commercial vehicles and vehicles that are covered with tarps, can we send violation letters? (Alan)
- No parking halfway on the sidewalks
- Memorial on Hoyt – complaints have been filed with city and fire department
 - It is on city property
 - It is 50ft from a structure for fire/open flame
 - 1 year?
 - Contact the family or clergy for a more atheistically pleasing permanent memorial
- Trees blocking views, is there anything in the CCR's? (Jeff) it would take a change in CCR's to prevent trees blocking views and some properties may have different rules.
- Can we paint the curb on the Hoyt RD entrance to improve visibility? City has said no before.
- Uniform Number painting on the curbs for the neighborhood. – White with black numbers, non-reflective paint.
- Corner house at 4-way stop is a concern – This is a work in progress and homeowners are working with the HOA.
- Auction House? What is the status? A lien of 25,00 is on the property. Owner does not currently live there and it is caught between auction and trust.
- Solar panels revised in CCR's, very close to Washington law, we cannot disallow them – No we cannot recommend a certain company for install
- Can we put the fountains on a timer? (Chuck) We can check into this but it is better for the life of the equipment to constantly run.
- Can we look into a less costly water feature?

Planning for next Meeting:

Motion for Meeting Adjourned:

Patty Sullivan

Second by:

Dan Suk

Time of Adjournment: 8:31PM

Attendance Signatures:

Patty Sullivan

President

Sue Fuller

Vice-President

Daniel Suk

Treasurer

Brenda Guiranovitch

Secretary

Cynthia Donahoe

Board

Robin Stanko

Board

Pat Robinson

Board

Cathy Olsen

ACC

Tom Donahoe

ACC

George Fuller

Landscape

Watch

HomeOwners:
