

Minutes of Annual Meeting, April 3, 2018  
Meeting held at Tulsa Hills Church

Board members present: Harry Gordon, Wayne Allen, Jeff Stava, Debbie Mocnik, Todd Harrell, Chris Chenoweth, Aamon Ross.

Jeff Stava, Todd Harrell, Debbie Mocnik signed Homeowners in and passed out the Agenda, ballot and updated financials to all present.

Quorum was met.

Harry Gordon called the meeting to order at 7:05pm.

**President Report (Harry Gordon):**

Harry Gordon began the meeting by welcoming residents and introducing current board members and Ashli Rogers. He explained how the board operates, detailing the various responsibilities and processes that the board follows in relation to expenditure of funds and significant changes to the neighborhood.

Harry Gordon	President
Wayne Allen	Vice-President; Handyman/maintenance and Security Manager
Todd Harrell	Treasurer
Debbie Mocnik	Secretary; Website and Social Committee Manager
Jeff Stava	Grounds Manager
Chris Chenoweth	Pool & Clubhouse Manager
Aamon Ross	Architectural Committee Chairman
Ashli Rogers	Clubhouse Reservation Coordinator

Harry touched on the highlights of 2017 and significant issues carrying forward to 2018:

- worked with the City to obtain additional rip rap along the creek that runs through the neighborhood;
- worked with the City and new Jenks Northwest school to have turn lane added to the plans and sidewalk installed on Stonebrooke side of Elwood;
- board voted to hire outside management company that can manage financials, covenant enforcement and common area property. It was explained that details as to what the company will initially manage need to be worked out and a meeting will be scheduled with applicable board members and management company.
- it was explained that covenant enforcement has been an issue as the Bylaws don't have any "teeth." The board will be working on covenant resolution and will call a special meeting for residents to vote on any proposed resolutions. It was noted that we could take a covenant violator to court via a civil suit, but that bylaw revisions would be "less painful."

A question was asked regarding the cost of a management company. Harry said the range could be from a low of \$9,000 to a high of \$14-18,000 and that he felt the cost could be handled within the current dues structure.

**Vice President Report (Wayne Allen):**

Wayne specifically thanked Builder and StoneBrooke resident Bruce Gardner for all the work that he does for the neighborhood on a volunteer basis. Items mentioned include providing dump trucks for, and the hauling away of, tree limbs and debris after last springs neighborhood clean up; installation of hot water tanks in the pool bathrooms and clubhouse kitchen; and being the driving force behind having the brick walls surrounding the neighborhood waterproofed to help extend the life of the walls.

Wayne updated the neighborhood on:

- the new license-plate readable cameras that were installed, and noted that on at least two occasions this information has proved to be beneficial;
- contract with security company, including that the purpose of hiring a security company was to give neighbors a feeling of safety, and that they make five to six drive-thru's of the neighborhood in each 24-hour period. Since there has been some negative feedback as to the effectiveness of current or any security company, Wayne believes that this will be discussed at the next board meeting. When asked the question of whether he would recommend that we hire a different company if the current company was let go, Wayne responded that he would probably not recommend that.
- Also discussed was the recent Alert Neighbor's meeting. A representative of TPD attended the meeting and mentioned that our neighborhood had only one reported crime to date in 2018, and that our neighborhood has almost negligible crime as compared to areas around us. However, Wayne noted that as the area is built up we will experience more crime.

#### **Treasurer (Todd Harrell):**

Todd referred to the financials that were in everyone's packet.

- 2017 dues collected (income) was \$179,872, expenditures were \$162,851, and the \$17,000 difference was placed into the Reserve Fund.
- 2018 financials show dues collected to date are \$165,125. Todd noted that an additional \$6,000 has been collected but not yet deposited, therefore not included in the financials.
- Todd explained that our Capital Reserve Fund was established to have money set aside to potentially cover unforeseen expenses, and that as we interviewed HOA management companies it was indicated that our balance (currently \$133,579) might be too light given the value of the neighborhood's amenities.
- A question was asked regarding the \$2,500 for clubhouse planting refresh in the 2017 budget, that was not done. It was explained that the board has voted to have a landscape architect provide a master plan to refresh not only the clubhouse plantings, but other common areas such as entrances, cul-de-sacs, and bridge. Once this is complete, areas will be put out to bid and potentially replanting/refreshing will be done in stages over two to three years.
- A question was asked if the budgeted amount on the financials was amount actually collected or it was the amount projected at 100% of dues collection. It was explained that this amount reflects actual dues collected.

#### **Secretary Report (Debbie):**

Debbie noted that the minutes were available on the website. She also explained that board matters brought to a vote via email or text conversations between board meetings, were then noted and included in the next month's meeting minutes.

## **Website and Social Committee Report (Debbie):**

Debbie explained/reviewed the following:

- most matters regarding StoneBrooke (Contact Us; Policies, Bylaws & Covenants; clubhouse reservations; HOA meeting dates and minutes), can be found on the website. She noted that the website is public and that she believes is used quite frequently by people potentially looking to buy in StoneBrooke.
- she encouraged residents to use the link to board members found on the website's "Contact Us" page when they have a question or comment regarding a board issue.
- the website may not be compatible with all mobile devices, and that she would look towards a neighbor possibly helping to do that, as opposed to paying an outside consultant
- the intent of FaceBook and NextDoor are a means for neighbor to neighbor communication. She noted that while the intent is that they are available only to residents, potentially others can view the posts, and therefore would advise using some discretion when posting.

2017 Social Events included:

March - Easter Egg Hunt

May - Clean-up day, 1st Annual Smoke-out, and Movie night

May - Classic Car Show

June - Garage Sale

June - Back-yard Walk-thru

Summer - Snow Cone Monday's

October - Halloween activities

December - Pics with Santa

In addition to potentially all the above activities in 2018, new will be Frisbee Golf activities.

Debbie explained that anyone is welcome to host a neighborhood activity, and would encourage more activities. She also mentioned the Ladies Bunco group as a great way to meet neighbors.

A question was asked regarding who is authorized to use the new Frisbee Golf course. It was explained that the intent is the same as for the basketball court, pool, and ponds. That it is available to residents, which naturally includes friends that are using the facilities in conjunction with the resident. It was advised that caution be used before asking someone using any of the amenities, if they are a resident.

## **Grounds (Jeff Stava):**

Jeff explained that he would encourage ideas regarding our grounds. He than discussed matters/challenges that occurred during the past 12 months and future issues he anticipates:

- sprinkler head breaks including one that was under the road at the 81st St entrance;
- the hiring of a safety consultant to access the safety of the playground area. The consultant found that due to ground settling, the current level of rubber chips is not sufficient.

The board has voted to spend up to \$17,000 from the capital reserve fund to bring the area up to safety standards;

- the hiring of a tree company that removed a number of dead trees and trimmed up the canopy on other trees, throughout the common areas;
- the recent professional design and installation of a 9-hole Frisbee Golf course;
- the board continues to discuss weekly mowing cycles vs current bi-weekly cycles of certain of the green belt areas. The added cost would be approximately \$6,000. No decision towards increasing these cycles has been made at this time.
- Jeff spoke more about the hiring of a landscape architect to devise a plan for refreshing our common area beds (as reported previously under Treasurer).

A question was asked regarding how and who to report any sightings of dead trees. They should be reported to Jeff/Grounds Manager.

A question was asked regarding the trash that flows into our ponds from Tulsa Hills. It was explained that once the trash was on our property it was our responsibility. Trash that is still on Tulsa Hills property can be reported to the City, who can then go to developer.

A question was asked regarding the potential cost of dredging our ponds. Jeff noted that he believes the cost could be upwards of \$40,000 - \$100,000/pond.

#### **Pool and Clubhouse (Chris Chenoweth):**

Chris noted the following:

- the current amount of pool furniture should be sufficient for current pool use;
- the current pool contractor of two years is doing an excellent job. He noted some cracks and other maintenance needed prior to the pool opening in 2017. The pool was drained and repairs made.
- the pool should be in good shape for the 2018 season.
- additional fencing has been installed around the basketball court for safety purposes. New 6' tall fencing replaced the 4' fencing that was behind each goal post, and the 4' fencing reinstalled to the area between the court and the street.

For future, Chris recommends that the paint on the exterior of the clubhouse should be touched up, and the interior repainted.

#### **Architectural Committee (Aamon Ross):**

Aamon thanked the board for all that they do. He also explained how enforcement of covenants help to keep property values up, and that a board member needing to tell a fellow neighbor that they are not in compliance with a covenant, creates an awkward conversation.

#### **The following questions were asked by Homeowners:**

Potential installation of speed bumps? Aamon explained that he had the City come out (twice) to conduct a speed bump study. It was noted that they measure miles/hour and speed. Results showed that we were in the lower 20 percentile of qualifying measurements. Question was

asked if we could install the speed bumps ourselves, and it was explained that we could not as the streets are City owned.

Neighborhood light poles? A neighbor reported being told upon purchasing that each cul-de-sac would have a light, and that theirs does not. Jeff explained that he recently received the original master light pole plan from PSO, and asked the residents to send any information that they have to him. Jeff also spoke to the fact that several light poles throughout the neighborhood were leaning which would require repair/replacement of footings, and several needing to be repainted due to fading.

Mentioned by a homeowner was the liability of owners of cars that are parked in the street facing in the opposite direction of the traffic flow.

### **Other Announcements/Discussions:**

Michael Fellwock spoke about the crossing guard situation; that we continue to need volunteers to assure that neighborhood children get across Elwood safely. The safety vest and sign are kept on his front porch.

Discussion regarding the development of the area to the north of StoneBrooke. The most prevalent development issues facing our neighborhood are:

- additional water runoff into our creek
- tying into our sewer system
- additional traffic on the arterial streets

It was noted that the developer of 20 acres just south of the apartments is scheduled to meet with the TMAPC on April 4. All neighbors were encouraged to attend the meeting. Meeting begins at 1:30 and we are #10 on the Agenda.

### **Nomination and Election of 2018 Board of Directors:**

Harry thanked the three board members that are retiring for their past service. Retiring are: Todd Harrell, Chris Chenoweth, Aamon Ross.

Harry announced the slated of candidates provided by Glen Mulready, nominating committee representative. They are: Harry Gordon, Wayne Allen, Debbie Mocnik, Jeff Stava, Wade Richardson, Nicole Greer, Lanny Gridley, James J. Berger.

A call for nominations from the floor added Michael Fellwock.

Harry asked each of these individuals to briefly provide their background and their vision for being on the board.

Harry asked members to vote for only seven (7) candidates.

Ballots were than collected.

Meeting was officially adjourned at 8:39pm.

Elected board members are:

Harry Gordon  
Wayne Allen  
Debbie Mocnik  
Jeff Stava  
Wade Richardson  
Nicole Greer  
Lanny Gridley

Respectfully submitted:

Debbie Mocnik  
HOA Secretary