

Minutes of HOA Board Meeting, February 13, 2018
Meeting held at StoneBrooke Clubhouse

Call to Order:

Meeting was called to order at 6:31pm by President, Harry Gordon. Board members in attendance were: Harry Gordon, Wayne Allen, Debbie Mocnik, Todd Harrell, Chris Chenoweth. Board members absent were: Jeff Stava, Aamon Ross.

Meeting Agenda:

Approved with two additions by Harry Gordon. Also, Harry asked that the guests state their names and potential reason for attendance. He also asked that guests reserve any questions or comments they may have until the end of the meeting, in order that the meeting can run on schedule with the agenda.

StoneBrooke residents in attendance: Kevia Buckley, President of Reserve HOA, wanting to learn about management companies presenting; Michael Fellwock, observe and provide status of Alert Neighbor's meeting; and Beverly Allen, wanting to observe.

Approval of Minutes:

Motion made, 2nd and approved to accept the minutes of the January 16, 2018 meeting, as presented.

President's Report (Harry):

Harry reiterated the major issues before the board in 2018.

- (1) Decision regarding management of HOA. Two firms will be presenting their services to the board during this meeting. Discussion regarding the outsourcing of some services is included in these minutes under **Old Business**.
- (2) Methodology to address covenant violations in order to position the board to enforce covenants. Harry had previously emailed to the board some excerpts of the ByLaws and Covenants along with some suggested amendments that could be included to bring us closer to being able to enforce the covenants. After some discussion, it was decided that due to the amount of time needed to focus solely on bylaws and covenants, that this would best be done at a separate meeting. Harry will schedule such meeting.

Vice President's Report (Wayne):

- (1) The camera on the north Elwood entrance works well during the day, but is less than satisfactory at night. This is believed to be due to the length of the cable that runs from the guard shack at the south entrance, to this entrance.
- (2) A column on the south end of the brick wall along the west side of the community had failed. Wayne had previously received board approval to have this fixed at a cost of \$500. Work has been completed.
- (3) Wayne discussed his professional opinion on the neighborhood security issues and proposal previously made to the board by Tor Steinke. (Tor made a presentation to the board during the October 30, 2017 meeting. The proposal can be viewed in its entirety on the neighborhood FaceBook page, or by contacting the HOA Secretary at dmstonebrooke@gmail.com.) Discussion included to what extent should the board be

involved in homeowner security. The board does not have the responsibility or authority to require residents to do other than what might be required in the Covenants. Wayne also discussed that our current crime rate does not necessarily show a need for additional security measures, but that as the area becomes more congested, crime will increase and a more elaborate camera system may be warranted at that time. But to remember that cameras help catch, not necessarily deter, crime. Wayne's opinion regarding Tor's Primary Technology Tier, which involves a camera system that records all license plate numbers entering the neighborhood, is that it would be very costly and cumbersome to implement and maintain. Not only would every resident's multiple cars need to be on the list, all house cleaners, landscapers, and the many others that visit the neighborhood on an irregular basis for legitimate purposes, would need to be on the "friendly" car list. Tor's recommended Second Technology Tier focused on purchasing and installing additional cameras throughout the neighborhood, and linking them to donated resident's Wi-Fi's. Even-tho Tor's proposal calls for these cameras being purchased through a "Go Fund Me" account, it is not believed that this level of camera system is needed for the level of crime being experienced. The Tertiary Tier of Tor's proposal deals with encouraging individual homeowners to purchase certain home security camera systems that face the street. It is believed that this is the responsibility of individual homeowners, not the board of director's.

Treasurer's Report (Todd):

(1) No financial report at this time. (2) Todd noted that he has spoken to Finley & Cook regarding potential financial services that they could provide to the HOA. They were unable to attend tonight's meeting. Harry will contact them to try to arrange a separate meeting or teleconference. (2) Discussion ensued as to the amount of time it takes to conduct the treasurer's duties, how some of the work could potentially be streamlined, and the outsourcing of services vs utilizing neighborhood volunteers. It was noted that financials need expert and quality accountability, as well as ownership, consistency and transparency.

Secretary's Report (Debbie):

(1) The board approved via email the following: Wayne to spent \$500 to have support column fixed, and for Bruce Gardner to be paid \$4,342.56 for handyman work performed in 2017. (2) Jeff has scheduled an Alert Neighbor's meeting for Tuesday, March 6, 6:30pm at the clubhouse. Michael Fellwock is the coordinator.

Social Committee and Website Manager's Report (Debbie):

Social: (1) Debbie will make the necessary contacts regarding the neighborhood Easter Egg hunt. (2) Debbie approved for Michael Fellwock to spend up to \$50 on water/ snacks for the upcoming Alert Neighbor's meeting.

Website: Nothing to report at this time.

Ground's Manager Report (Jeff):

As Jeff was not able to attend, he provided his input via email.

(1) Disc golf course design is complete with materials anticipated to be delivered in late February. Installation is projected to be March 10. Project is coming in under budget. (2) Lawnovations will provide quote on expanding the irrigation system to the island cul-de-sac in Phase 1. (3) Request for board approval of up to \$6,000 for Joe Howell to proceed with the planning of refreshing/redoing the landscape plants at the three entrances, clubhouse, bridge area, and cul-de-sacs. This request was tabled pending a current financial report, and more information regarding exactly what the money will be used for. (4) Jeff is working with PSO and Elliot electric to get a quote to add 2-3 more light poles, replace some lightbulbs, and paint and straighten poles. (5) Jeff has requested that Lawnovations provide quotes to: (a) mow the storm water and greenbelt areas weekly, as opposed to the current bi-weekly schedule; (b) removal and eradication of the ivy at the 81st St entrance; (c) picking up fallen branches rather than mowing around them; and (d) keeping the vegetation from growing out of the stonewall around ponds 3 & 4. (6) The current plan to bring the playground area up to code could cost \$17,000. Jeff is continuing to look into a lower cost "plan B." (7) Wayne has coordinated clean up on the creek to the north of the clubhouse. Jeff reports that it is in the que to ask the City for help on reinforcing the bank.

Pool & Clubhouse Manager's Report (Chris):

(1) Waiting on Bruce for installation of hot water heaters. (2) Chris is contacting the fence company to begin the fence work around the basketball court as approved at the November board meeting. (3) It was noted that the basketball nets need to be replaced. (4) Approval was given to replace two paper towel holders in the bathrooms and to add one to the clubhouse kitchen. Approval of up to \$100 on these items.

Architectural Committee Chairman (Aamon):

No report at this time.

Old Business:

At the request of the board, two additional HOA management companies made presentations to the board. The companies were The HOA Group, LLC, (Jan Farrimond), and LynCo Properties (Gary Goss.) The services that these two companies provide are right in line with the services provided by the previous two companies that have submitted bids. They also are able to provide services on an "a la carte" basis, should the board decide not to contract for full services at this time.

Following these two presentations, there was continuing discussion by the board about the amount of services that members feel are necessary at this time. The services basically have been broken down to three categories: financial; development of covenant amendments and enforcement thereof; and management of grounds/common areas. The discussions centered around: Can neighborhood volunteers assist in Treasurer duties including (but not limited to), identification, set-up and maintaining of appropriate financial software; dues notice and collection; notice and collection of special assessments; monthly accounts payable and receivables; monthly and annual financial reports; tax and other IRS returns/reports? Or are the HOA financial matters better done by an outside firm? Can the board itself develop procedures for covenant

violations and then enforce covenants? Or is this best performed by an outside company, rather than neighbors enforcing neighbors? Can the 30 acres of grounds and common areas which include a pool, clubhouse, frisbee golf, bridge, lawn and landscaping, continue to be managed effectively by a single person? As mentioned previously, it was determined that the discussion would continue and a meeting potentially be set-up by Harry with Finley & Cook. Debbie volunteered to put together a matrix showing services provided and costs, of each of the firms interviewed.

Other Business:

- (1) It was asked that two items be added to the Agenda of the next meeting (a) status of donor offered tree plantings; and (b) potential cap of the Reserve Fund.
- (2) The Annual meeting is scheduled for Tuesday, April 3 at 7:00pm. Meeting will be held at Tulsa Hills Church of the Nazarene.

Next Meeting:

Next board meeting scheduled for **Tuesday, March 13, 6:30pm**, at the clubhouse. Harry will set-up a board meeting specifically related to ByLaws and Covenants.

Meeting adjourned at 10:35pm.

Respectfully submitted:

Debbie Mocnik
Secretary