

Minutes of Annual Meeting, April 2, 2019
Meeting held at Tulsa Hills Church of the Nazarene

Board members present: Harry Gordon, Wayne Allen, Jeff Stava, Nicole Greer, Wade Richardson, Debbie Mocnik. Also present, Jan Farrimond of The HOA Group.

Jan Farrimond coordinated the signing in of homeowners and the passing out of the financials, ballot, and proposed ByLaw Amendment.

Harry Gordon called the meeting to order at 7:06pm.

Harry introduced the current board members and others who provide assistance to the neighborhood. Jan Farrimond of The HOA Group; Ashli Rogers, Clubhouse coordinator; Bruce Gardner, handyman.

President's Report (Harry Gordon):

Harry spoke of how StoneBrooke is a unique neighborhood with the amount of common area acreage, our amenities, and thus all the activities that this provides to us. He mentioned:

- The boards' work with the City, especially councilor Jeannie Cue, to minimize the impact that developments surrounding StoneBrooke have to our common areas, especially from the erosion that is caused by storm water runoff;
- The board taking a stronger stance on covenant enforcement to maintain an attractive neighborhood;
- That dues have not been raised in five years, future boards will be challenged to keep the dues low;
- That even though we have hired a management company to assist the board with duties, board members will continue to be involved in all facets of the community.

Vice President's Report (Wayne Allen):

Grounds:

Wayne spoke that his primary concern is how he spends everyone's money. He mentioned the significant amount that is spent on maintaining our common areas. Key items that were addressed in 2018 and early 2019 include:

- approximately \$60,000 in lawn service and maintenance;
- \$6,500 to maintain and repair fountains (noted was the storm water runoff and trash from Tulsa Hills that impact the ponds and thus the fountains);
- \$7,000 in tree removal and trimming in 2018 and \$2,000 to date in 2019. Wayne spoke of the fact that many of our common area trees are 80 - 100 years old, and thus not all are healthy. He will begin to identify trees that could be in danger of potentially causing damage to structures.
- \$10,000 spent on new rubber mulch for the playground areas.

During discussion, a neighbor mentioned that one of the pedestrian bridges has a loose railing. Wayne will look into this.

Security:

Wayne mentioned that we have cut back on outside security patrol from 24 hour patrol to 12 hour patrol for the hours of 6:00pm - 6:00am. Thus a savings of \$500/month.

A neighbor asked if the security company has caught any thieves, to which Wayne responded that they had not.

Treasurer's Report (Jeff Stava):

Jeff referred everyone to the financials that had been distributed (see 2018 SBHOA Expenses Breakdown and Comparison - 3/29/2019; and 2019 StoneBrooke Cash Position.) He noted that since the financials are being transferred to the management company, going forward we would have QuickBook generated reports.

Jeff spoke of the following:

- Recurring monthly expenses have gradually been rising. This has resulted in less money for special projects as we have not had a dues increase for five years. Thus he says homeowners should anticipate a dues increase for 2020.
- The board started a reserve fund four/five years ago so as to have enough money for any major repairs/maintenance that could be needed as the neighborhood ages. The fund has a current balance of \$100,000. Jeff mentioned that allocating 10 - 20 percent of annual operating costs (sic dues payments) to our reserve fund each year would be good practice. And that maintaining one years' operating expenses in the reserve would be a good target goal for the reserve fund.
- Harry asked Jeff to explain how a person could live in StoneBrooke without paying dues. Jeff explained that a house cannot be sold without all dues/fines/interest/assessments being paid. Consequently, if we are not successful at collecting dues on a timely basis, the money would be recovered at the time that the house is sold.

The following question from the floor was asked of Jeff due to his expertise from the Gathering Place. Homeowner wanted to know if we could save money on lawn service if some of the common areas, especially around the ponds, were left natural. Suggestions included allowing more naturalization around pond #1, and the use of cattails to slow water flow from 81st Street into pond #2. Jeff explained that adding/maintaining aquatic plants/etc., is very costly.

Secretary's Report (Debbie Mocnik):

Debbie explained the process of how board meeting minutes are approved and posted on the neighborhood website. Also that meeting dates can be found on the website.

Website and Social Committee Report (Debbie Mocnik):

Debbie spoke of the following regarding the website:

- Most information that a homeowner needs can be found on the website. This includes links to board members, the management company, security company, clubhouse calendar, and clubhouse reservations.
- Contact information for the people/groups can also be found under "Files" on the neighborhood FaceBook page. Debbie reminded everyone that the intent of FaceBook is for neighbor-to-neighbor communication and if they have a specific questions for a board member they should go directly to the board member.

Debbie mentioned that a homeowner very generously donated in excess of \$5,500 for the installation of four park benches; three by ponds 1 & 2, and one by the covered bridge. Attendees shared in thanking the homeowner, who wishes to remain anonymous.

Debbie noted the following Social activities planned for 2019:

- Easter Egg Hunt (Anna Rath) April 14; 4:00 - 5:00pm.
- Neighborhood Garage Sale (Sally Mulready) April 27
- End of School-Year Pool Party (Sandra Scharf) Date TBD
- Neighborhood Movie Night (need volunteer to coordinate)
- Neighborhood Clean-Up Day (Wayne Allen) Date TBD
- Sno Cone Mondays (Kate Hartman) beginning May 13; 6:30 - 8:30pm, at Clubhouse
- Halloween Event (Sandra Scharf)
- Classic Car show (Kate Hartman)
- Pics with Santa (Pam Gordon) December 8, 2019

She also mentioned the desire for someone to coordinate a Frisbee Golf Day; and anyone wanting to join the Ladies Bunco Group or wishing to coordinate a neighborhood activity, should contact her.

Pool and Clubhouse Manager's Report (Wade Richardson):

Wade spoke of how nice he has found the neighborhood and it's amenities to be. He also spoke of how the board works together as a group. He reported on the following:

Clubhouse:

- There were approximately 115 reservations for the clubhouse in 2018/19, and the playground and basketball area are in constant use.
- He thanked Ashli Rogers for her role in handling the clubhouse reservations for numerous years; and introduced MK Edwards who will now take over that role.
- He thanked Bruce for performing upgrade and maintenance to the clubhouse (vandalism repair, installation of hot water tanks, trim repair, caulking of windows, A/C repair, were mentioned.)

A homeowner asked if Wade was aware of a crack in the concrete at entrance to clubhouse area, and also in the masonry. Wade and Bruce will look at it.

Pool:

- Repair and upgrades to the pool are underway to ensure compliance with the Health Dept. for a public pool. This includes repair of cracks, replacement of plaster finish, new tiles, and replacement of pumps, valves and lights. A new umbrella has been installed and additional furniture is on order.
- The maintenance contract has been renewed for the 3rd straight year with no cost increase.
- The pool key card process has been turned over to the new management group.
- Items that Wade will look at for 2019 include painting the interior of the clubhouse, Wi-Fi at pool and clubhouse, and remote access to the clubhouse.

A question was asked regarding extending the pool hours beyond Labor Day. Wade mentioned that he plans to bring that to the board for discussion. He would likely recommend one to two weeks beyond Labor Day.

Wade mentioned the Storm Water Focus Group that he, Nicole Greer and Harry Gordon have formed due to the various developments being proposed around us and the potential impacts to our neighborhood.

A question was asked regarding the development to the north of us. Wade discussed how the Group has met with the developer and engineer, as well as the City. Wade explained how the developer will be held to the City standards, but that we are of the opinion that the City standards are not adequate.

Architectural Committee Chair (Nicole Greer):

Nicole spoke of how the architectural committee is tasked with maintaining the design and good compatibility throughout the neighborhood. She spoke of the new procedure that has been put in place for architectural compliance:

- homeowner contacts Nicole or Jan regarding change;
- homeowner is provided application to complete and submit;
- architectural committee will then review application and approve as submitted, or return to homeowner noting non-compliance areas.

Nicole also spoke of how the management group performs drive-thru's noting any homes not in compliance and how the homeowner is notified of same.

Due to questions from the floor regarding the proposed Amendment to the ByLaws (see attachment), discussion at this time moved to New Business: Amendment of the ByLaws.

Discussion included wanting to know how many non-compliant covenant issues were currently open, and the nature of them. It was noted that this information was not readily available at this meeting, but had been previously provided to the board. Primary issues were non-adherence to trees, basketball goals, and unkempt lawns. Also asked was has the board in the past sent letters to homeowners that are non-compliant, as the belief was that the board could have been enforcing covenants without the implementation of fines. Discussion included how subjectiveness of covenants could get out of hand very quickly, and that the board is asking for approval of the Amendment as a means of assist in the adherence to the covenants.

A motion was made and 2nd, to move forward with the vote on the Amendment as presented. After additional discussion, members were asked to vote using the written Amendment document previously provided. A tally of the votes at meetings end, showed that the Amendment passed.

Old Business:

None discussed.

General Questions from Homeowners:

- What is required to change a Covenant? Answer: 75% plus 1, of homeowners in good standing.
- Can light poles be added to cul-de-sac's that have no current lighting? Answer: Wade responded that he is looking at the addition of 3 light poles throughout the neighborhood.
- What can be done about deterioration of mailboxes, especially in Phase 1? Answer: Debbie explained that while the board has discussed the possibility of replacing mailboxes by phase, it is the homeowners responsibility to maintain their own mailboxes. Homeowners should contact Mr. Mailbox for replacement or fixing.

Nomination and Election of 2019 Board of Directors:

Harry thanked Jeff Stava who was retiring after multiple years on the board.

Harry announced the slate of candidates provided by Glen Mulready, nominating committee representative. They are: Wayne Allen, Clint Briggs, Michael Fellwock, Harry Gordon, Nicole Greer, Scott Hastings, Debbie Mocnik, Wade Richardson.

A call for nominations from the floor did not provide any additional candidates.

Harry asked each of these individuals to briefly provide their background and their vision for the board. He then asked for homeowners to vote for only seven (7) candidates. Ballots were than collected.

Homeowners thanked the board for their service.

Motion made and 2nd, to adjourn the meeting at 9:05pm.

Elected board members are:

Wayne Allen
Michael Fellwock
Harry Gordon
Nicole Greer
Scott Hastings
Debbie Mocnik
Wade Richardson

Respectfully submitted:

Debbie Mocnik
HOA Secretary