

Minutes of HOA Board Meeting, February 20, 2019  
Meeting held at Clubhouse

**Call to Order:**

Meeting was called to order at 6:08pm by President, Harry Gordon. Board members in attendance were: Harry Gordon, Wayne Allen, Jeff Stava, Nicole Greer, Debbie Mocnik. Absent: Wade Richardson. Also in attendance: Jan Farrimond of The HOA Group. Residents in attendance: Michael Fellwock, Linda Earl, David Mize, John Upthegrove, Sandra Schraf, Scott and Terry Hastings, Matt Monger, Connie and Manford D'Souza, Susan Sellers-Bode.

**Meeting Agenda:**

Agenda approved as presented.

**Approval of Minutes:**

Minutes of Jan 9, 2019, meeting previously approved via email.

**Introduction of guests and identification of their concerns:**

1. Basketball goals
2. Security (see Michael Fellwock update on neighborhood watch issues under Security)
3. New development north of Phase 1 (see Old Business)
4. Extended pool closing past Labor Day
5. Trash cans being left out at times other than collection days

Basketball goals: Discussion pursued regarding portable and permanent basketball goals, previous boards interpretations regarding basketball goals, and Amendments to the Covenants that are currently being pursued by representatives of Phases 1, 2 and 3. It was pointed out that each phase has its own set of Covenants. In order for a Covenant to be changed, 75% plus 1 of each phases' homeowners must approve the Amendment (each household/lot has one vote.) The board pointed out that it would be preferable that each phase use the same language in their Amendments, in order to have consistency throughout the neighborhood and thus be easier to enforce.

Extended Pool Closing: Discussion regarding keeping the pool open for a period of time beyond Labor Day. It was noted that this issue is brought up each year. Mentioned was the daily cost of operating the pool, vs its use once school has begun. No decision made regarding extending the pool closing date this year.

Trash cans: Discussion regarding trash cans being left out beyond collection times. It was noted that since the Covenants do not have a provision for trash cans, there is nothing that can be enforced. Further discussion included that a homeowner could follow the Covenant Amendment procedure, that could ultimately require the timely removal of trash cans.

**President's Report (Harry Gordon):**

Harry has followed up with councilor Jeannie Cue regarding the scheduling of a meeting with various City department heads and council members, to discuss storm water runoff that is causing damage to our property, due to ongoing development in west Tulsa. (See minutes of January 9).

Storm Water Focus Group: Nicole gave a brief recap of a meeting between the StoneBrooke Storm Water Focus Group (Wade Richardson, Wayne Allen, Nicole Greer), and a local storm water consultant, to assess options going forward. Wade will provide a detailed meeting recap at the March meeting, and Nicole will begin to pursue the possibility of obtaining legal involvement.

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

Security: Michael Fellwock presented an update to the Alert Neighbor's Program. Captains of each Phase are: Clint Briggs (1), Kent Gooch (2), Rob Sher (3), and Jonathan Peyravy (4). Alert Neighbor booklets have been provided to all residents. Phase 1, primarily along Frisco, appears to experience the highest level of crime in the neighborhood. In part this is attributed to cars in driveways overnight, no exterior lights on at night, and garage doors being left open. Michael will host another Alert Neighbor's program in April. Among other matters, he will encourage people to purchase mailbox inserts to help minimize mail theft. Currently 25-30% of homeowners have these inserts.

**Grounds Manager Report (Wayne Allen):**

1. RFP's for common area maintenance (mowing and landscaping) have gone out. They are due back mid-March.
2. Seasonal plantings to refresh north Elwood entrance will happen this spring.
3. A portion of the sidewalk south of the bridge that was cracked due to tree roots has been replaced with concrete dyed black to match the surrounding asphalt.
4. Four park benches have been installed (three by ponds, one by bridge), courtesy of a resident.

**Treasurer Report (Jeff Stava/Jan Farrimond):**

1. Jeff is continuing to work with Jan of The HOA Group to accurately transfer all financial records. A detailed 2018 year-end report and 2019 budget report will be presented at the next board meeting.
2. Jan will present a detailed monthly Profit & Loss statement to the board, once records are transferred over and checked by Jeff.
3. Jeff will prepare a list of board proposed 2019 projects for discussion at the March board meeting.
4. Jan presented a list of unpaid homeowner dues. A total of \$15,500 remains uncollected from 2019, and \$8,750 from previous years; excluding fees and interest.

**Secretary's Report (Debbie Mocnik):**

No actions to report since January meeting.

**Social Committee Report (Debbie Mocnik):**

Anna Rath will chair the annual Easter Egg Event. Other possible upcoming events include end of school pool party, and movie night.

**Common Area Facilities Manager Report (Wade Richardson):**

As Wade was not able to attend the meeting, he furnished the following report:

1. Pool refinish project: Received three competitive bids for work to be completed prior to pool opening. Will send recommendation to the board for approval, before the end of the month.
2. Pool furniture: New umbrella due to arrive, with installation in March. Balance due will be \$8,000. Recommended furniture for pool area is one table with four chairs to be placed

under new umbrella, previously approved (\$1,000); and four additional lounge chairs at \$250/chair. No vote on lounge chairs was taken at this time.

3. Repairs: The seating bench in the men's shower has come loose from the wall. Bruce will repair this prior to the pool opening.
4. Pool maintenance: Wade anticipates that the pool maintenance budget will remain the same for 2019.

#### **Architectural Committee Chairman (Nicole Greer):**

Received request from 7720 S. Galveston regarding roof repair. Request was approved.

#### **The HOA Group Issues (Jan Farrimond):**

Weekly drive-thru's are occurring with letters being sent to homeowners that are not in compliance with Covenants.

#### **Old Business:**

1. Chris Key's development north of Phase 1: Michael Fellwock and Susan Bode attended the City planning meeting regarding this development. They noted the following:
  - plans show a retention pond;
  - new neighborhood will have access to StoneBrooke thru Guthrie;
  - some type of fencing, possibly wood, will probably be installed between the new development and Phase 1 houses;
  - StoneBrooke wants some type of deterrent to construction trucks coming thru our streets to minimize street damage. It was noted that the current plans show the developer to also be the builder, so that may help to keep the construction traffic to a minimum;
  - the development has now been moved to the next step, City Engineering Dept.
2. Street lighting update - Wade presented a list of proposed additional street lights and streetlight repairs for inclusion in the 2019 budget. Tabled until March meeting.
3. Playground mulch - Project complete.

#### **New Business:**

1. The possibility of adding internet service to the Clubhouse was discussed. Jan will pursue the potential of adding Cox for internet and telephone, and canceling the AT&T phone. As previously noted, an active phone line is required during the pool season.
2. Ashli Rogers, clubhouse coordinator/scheduler is moving and therefore giving up her position. A replacement will need to be found; Wade will coordinate.

#### **Upcoming Annual Meeting:**

Meeting scheduled for Tuesday, April 2, 2019, 7:00pm at Tulsa Hills Church of the Nazarene, 840 W 81st St.

1. Debbie will book the date with the Church;
2. Harry will coordinate a nominating committee for potential board nominees;
3. Names of nominees are to be submitted to Jan for inclusion on the ballot;
4. Jan will mail a letter to all residents announcing the meeting;
5. Changes to the ByLaws, as previously approved by the board, will be presented to the homeowners for approval in accordance with Article XII, 12.1 (b) of the ByLaws;
6. Jeff and Jan will prepare the financials.

#### **Next Board Meeting:**

Monday, March 11, at 6:00pm

**Meeting Adjourned at 9:34pm.**

Respectfully Submitted:

Debbie Mocnik  
Secretary