

Minutes of HOA Board Meeting, January 9, 2019  
Meeting held at Clubhouse

**Call to Order:**

Meeting was called to order at 6:02pm by President, Harry Gordon. Board members in attendance were: Harry Gordon, Wayne Allen, Wade Richardson, Nicole Greer, Debbie Mocnik; and Jan Farrimond of The HOA Group. Also in attendance District 2 City Councilor, Jeannie Cue.

**Meeting Agenda:**

Agenda approved as presented.

**Approval of Minutes:**

Minutes of November 6, 2018, meeting previously approved via email.

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

Harry spoke about his meeting with the Tulsa Zoning Commission/Board of Adjustment, in December, regarding the additional erosion problems that can impact StoneBrooke, due to continuing commercial and residential development being approved in the Tulsa Hills area. Nicole spoke about her meeting with Flannigan & Associates, a local engineering firm that has knowledge regarding storm water impact on areas. Nicole also spoke of a OK Supreme Court Case regarding the responsibility of the impact on storm water from development. Also brought up was the fact that during the August, 2018, downpour, a house in Phase 1 was flooded due to the runoff from the north and east of her. Jeannie Cue, District 2 City Councilor, joined us, at Harry's invitation. Jeannie understands our concern and has numerous examples of various neighborhoods being adversely effected by storm water runoff, and spoke of houses that the City has had to purchase due to resultant flooding. She will set up a meeting to include the Mayor, various City department heads, council members, herself and us, so that we can share our concerns regarding the current and anticipated future erosion that we are suffering due to the lack of a City-wide, long-tern Storm Water Plan. A Focus Group has been formed and will consist of Nicole Greer, Harry Gordon, and Wade Richardson.

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

Security: Wayne expects that SB will need to upgrade to a State-of-the-Art security system in the next few years, especially as development to the north causes Guthrie to become a thru-street. He asks that each board member think about what our security company does, are they effective, and should they, or should they not, be retained. The current cost for the security company is \$1,000/month.

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

1. Tree trimming project is complete - approx \$7,000.
2. Rubber mulch installation in all three play areas is complete - approx \$10,000.
3. Cracks in sidewalk in Phase 1 near Elwood will be done in concert with concrete pads for new benches. January/February time frame. Wade involved with this project.
4. Wayne will meet with Jan to get her input for preparing RFP for common area maintenance.
5. Foot bridge at 81st & Hudson needs some repair. Wayne is pursuing this.
6. Wayne is talking to lawn maintenance crew to allow the ground cover around the edges of the creeks to grow tall, in an effort to help on the erosion.
7. Wayne recommends that we consider dredging the ponds in 2019.

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

1. A year-end 2018 financial report was not available. Jan will email the report to the board. (Received 1/10/19.) Report will be in the same format as used by Jeff thru 12/31/2018. Effective 1/1/19, we will receive the report in QuickBooks format.
2. Any cash remaining as of 12/31/2018, will be redirected to StoneBrooke's Reserve Fund.
3. Jan will email the board a current list of unpaid homeowner dues.
4. Jeff will prepare the 2019 budget and present to the board at the February meeting. ALL BOARD MEMBERS SHOULD EMAIL JEFF WITH THEIR LIST OF PROPOSED 2019 PROJECTS.

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

The board took the following actions since the November meeting:

1. Motion made, 2nd and unanimously approved to accept changes to ByLaws as presented by Nicole in "First Amendment to the ByLaws of StoneBrooke Owners Association, Inc."
2. Motion made, 2nd and unanimously approved for Wayne to spend up to \$4500 to purchase and install mulch in the remaining two playground areas. Total for mulch and install of all three play areas was approx. \$10,000.
3. Motion made, 2nd and unanimously approved to Wayne to spend up to \$1500 to tear out damaged area of asphalt sidewalk behind Phase 1, and replace with concrete, dyed black to match existing surfaces. This will be done in conjunction with installation of four concrete benches.
4. Cost for purchase of four park benches, pouring of concrete pads, and installation of benches will be \$5517.43. Benches = \$2717.43. Concrete & install = \$2800. Total cost being paid thru the generosity of a SB resident.

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

Approximately 70 children had their pictures taken and decorated sugar cookies, during the third annual Pics with Santa. Pam Gordon coordinated the event and had help from Eduardo, Bev and Wayne Allen, Harry Gordon, and many moms who baked the sugar cookies.

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

1. Regarding pool resurfacing, Wade provided Jan with a list of pool contractors and an RFP, and asked that she send the RFP to each of the contractors by the end of next week (1/18/19).
2. The new pool umbrella has been ordered and is expected around the 1st of February.
3. Wade provided Jan with pool key card numbers 31551 thru 31600, for distribution to new residents and others as needed. Wade kept numbers 31531 thru 31550, to also distribute as necessary.
4. Wade and Debbie will meet approximately March to discuss the purchase of additional pool furniture.

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

1. Nicole noted that she has not received any requests from residents since the November meeting. It was noted that board members have seen various activity happening throughout the neighborhood, that apparently has not been submitted to the committee for approval. A request was made of The HOA Group to watch for such activity during weekly drive-thru's and send non-compliant letters to applicable homeowners, and to also notify Nicole.

2. As noted previously, the board has approved a revision to our ByLaws, "First Amendment to the ByLaws of StoneBrooke Owners Association, Inc." This Revision will now be presented to the homeowners for a vote, during the annual meeting on April 2, 2019.

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

1. Contacted AT&T to disconnect the pool phone for the winter. Savings = \$176/month.
2. Board asked that a list of covenant violations/violators, be provided to the board.

**Old Business:**

1. Street lighting update - Jeff will forward the PSO street light map to Wade.
2. Park benches are scheduled to arrive any day. Debbie will contact concrete company to schedule the pouring of the pads.

**New Business:**

1. It needs to be re-emphasized to residents that Architectural Committee approval must be obtained before any outside construction is begun.
2. Board members are asked to send their list of potential 2019 projects to Jeff for preparation of the 2019 budget.

**Next Board Meeting:**

1. Tuesday, February 12, 2019; 6:00pm
2. Tuesday, March 5, 2019; 6:00pm

**Annual Meeting:**

Tuesday, April 2, 2019 @ 7:00pm

**Meeting Adjourned at 9:23pm**

Respectfully Submitted:

Debbie Mocnik  
Secretary