

Minutes of Annual HOA Meeting, April 4, 2017  
Meeting held at Tulsa Hills Church of the Nazarene

Board members present: Harry Gordon, Wayne Allen, Chris Chenoweth, Jeff Stava, Todd Harrell, Debbie Mocnik. Absent: Glen Mulready

Jeff Stava and 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 6:11pm

**President Report:**

Harry Gordon began the meeting by welcoming residents and introducing current board members and Ashli Rogers.

Harry Gordon	President
Wayne Allen	Vice-President and handyman/maintenance and security manager
Jeff Stava	Treasurer
Debbie Mocnik	Secretary and website and social committee manager
Glen Mulready	Grounds manager
Chris Chenoweth	Pool and clubhouse manager
Todd Harrell	Asst Treasurer and architectural committee chairman
Ashli Rogers	Clubhouse reservation coordinator

He spoke on how the board operates, detailing the various responsibilities and processes that it follows. Touched on were the highlights of 2016, especially the continuing and very important storm water issues and working with various city entities such as our city councilor, Jeannie Cue. Also discussed with various challenges that will face the neighborhood when the new elementary school on Elwood opens later this year.

**Vice President Report:**

Wayne Allen specifically thanked Bruce Gardner for all the work that he does in helping to maintain Stonebrookes' physical assets. Wayne stressed how it would cost Stonebrooke many thousand's of dollars more, if we had to hire an outside maintenance person. Not only does Bruce donate his time, he often also donates materials.

Among the most major of projects performed this year was the excavation of the spillways on some of the ponds; repair of sidewalks throughout the neighborhood, repair of stone pillar and brick wall on the west side of the neighborhood, new trash cans for pool and basketball courts, and hot water heaters for the pool/clubhouse bathrooms.

Wayne appraised the audience of the project currently underway to upgrade neighborhood security and cameras. He and Bruce have been meeting with security consultants and select

businesses to obtain information. Mentioned were cameras that are capable of reading car tag numbers. Various questions were asked including GoldStar responsibility and success, gating the community (it was again explained that due to neighborhood and city requirements to do this, that it is not a feasible option,) gating only one or both of the Elwood entrances, and adding speed bumps throughout the neighborhood (possibly only at the clubhouse/pool, and covered bridge areas.)

#### **Treasurer Report:**

Jeff explained Stonebrooke's current cash position, and provided information regarding 2016 actuals and 2017 projections. Jeff spoke of the rainy day fund and also how the board prioritizes projects financially. A question was asked of the rainy day fund and how it will be used and if it will be capped. Explained that with in excess of 30 acres of common area which include several greenbelt areas, four ponds, pool, clubhouse, basketball court, sidewalks, covered bridge, and brick and stone walls surrounding it all, that now are in excess of 10 years old, we are preparing ourselves to be fiscally responsible in maintaining these assets. It was noted that the amount is reviewed and potentially will be capped at some point if not utilized. 2016 and 2017 financials reports are included online.

#### **Secretary Report:**

Debbie explained how board meeting minutes can be found online and also explained the process of correspondence/issues needing a vote, in between scheduled board meetings.

#### **Website and Social Committee Report:**

Debbie explained how the website is used by non-residents by providing information about the neighborhood, and some of the ways that it can be used by residents including means to contact board members, a repository for Stonebrooke policies/bylaws and covenants, pool/clubhouse information including link to clubhouse calendar and reservation requests, list of annual social events, and HOA meeting minutes and upcoming meeting dates.

Debbie mentioned that activities sponsored by the social committee are open to all residents. She listed the various recurring annual activities and thanked those who coordinate them. It was noted that new this year will be a movie night. Also mentioned was that anyone with an idea for a neighborhood event should contact Debbie and that if a resident has a business and would like to sponsor an event, to let her know.

#### **Grounds Manager Report:**

As Glen was absent, Harry explained some of the challenges and accomplishments of maintaining the neighborhood green areas and urban forest. Our community consists of 141 acres, with approximately 30 acres being common and green belt areas.

A neighborhood clean-up day will be scheduled for spring/early summer. It was noted that the last several years the clean-up days have consisted primarily of board members/families, and that more participation of neighbors was greatly encouraged.

Three of the four fountains have been rebuilt over the last few years. Currently the one that has not been (fountain #3, directly east of the 81st street entrance), is operational but needs new bearings. A decision will need to be made on whether to repair (approximately \$1200-\$1500), or replace.

The three trees on the island at the 81st St entrance have been eaten up by bores and will need to be replaced. A question was asked regarding the treatment of webworms. It was noted that we do not have a plan at this point. Also asked was if tree replacement could be added as a line item to the budget.

Periodically, neighbors ask about weed treatment and mowing of the green belt retention area east of the basketball court. It was noted that this area, as well as some other green belt areas, are not irrigated, therefore there are some constraints with fertilization and weed control. Also, this particular area is a flood retention area. Previously the board had received an estimate of \$6,000 to mow this area weekly, rather than the current every other week, and to apply two "wet" treatments. At that time, the board decided against spending the extra \$6,000 to treat this area.

### **Pool and Clubhouse Report:**

Chris explained that we hired a new pool contractor for 2016 and were very pleased with the results. Therefore, we will rehire for 2017. A new pool pump and additional pool furniture were purchased in 2016. Chris explained the reason behind leaving the pool uncovered this past winter and the savings associated with that. He noted that prior to the pool opening this summer the pool will be drained and various cracks and broken tiles will be fixed or replaced.

Chris explained he is going to ask for bids to replace the current 4' fence that surrounds three sides of the basketball court, with a 6' fence, and to add a 6' fence to the west side of the basketball court that fronts Indian Avenue, where there currently is no fence. This is for safety purposes. Balls currently bounce over the 4' fences with kids then running down to the drainage area to retrieve, and with no fence by the road, kids run directly out to the street without first looking for cars.

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

Harry announced the slate of candidates as provided by Glen Mulready, nominating committee representative. They are: Harry Gordon, Wayne Allen, Chris Chenoweth, Jeff Stava, Todd Harrell, Debbie Mocnik, Aamon Ross.

A call for nominations from the floor added Tor Steinke.

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

Ballots were then collected.

Meeting was officially adjourned at 8:01pm.

Elected board members are:

Harry Gordon  
Wayne Allen  
Chris Chenoweth  
Jeff Stava  
Todd Harrell  
Debbie Mocnik  
Aamon Ross

Respectfully submitted:

Debbie Mocnik  
HOA Secretary