

Meeting Minutes—December 3, 2012

HOA and Architectural Committee Meeting brought to order at 6:30pm

In attendance: Monte Thacker, Jeff Stava, Jeff Hamilton, Trent Shores, Brian Torgerson, Harry Gordon, Randy Branstetter and Megan Korn.

- I. Drainage Issue of Lot 11, Block 2 of Stonebrooke Glenn—Amman Ross (Owner) and Greg Greunwald (Builder) came to meeting to talk to us about the drainage concerns. There is a lot of dirt on the lot. Builder says that he is working to make sure that water moves/drains the right way so that there is no standing water. Builder says that he just ordered the dirt and there could be excess that they eventually haul off. Monte just wanted to be assured that if there are problems, then he would take care of the problem. Builder says if there is a problem with Amman's lot, yes, but he will not take care of any problems in Thacker's lot, i.e. there are currently flat spots with standing water currently. Thacker stated he would not expect them to correct any problem that may or may not exist in regards to my lot but that he has not had any drainage problems to date.
 - a. Randi went over some drawings and questions with the builder, as well.
 - b. Builder asked that we released the plans; we told them that we are voting on it tonight.
 - c. Neighbor (Westbrooke) on the North side, came to meeting after the builder and owner left and said that as long as they do what they say their going to do and take care of any issues, then it's okay.
 - d. Motion to approve the plans with the variance noted for the Copper Roofing by Trent Shores, Second by Harry Gordon. All in Favor.
- II. Lot 9, Block 2: Concerns with Pitch and Siding
 - a. Concern with Pitch on Lot 9, Block 2, Stonebrooke Glenn. Trent Shores made a motion to accept the pitch variance; Brian Torgerson seconded the motion. Discussion about the pitch: Harry Gordon addressed concerns that this could end up in more variance. Vote: All in favor.
 - b. Siding: The committee is concerned with the siding on the front; however, it complies with the covenants. Suggestion to give approval, but note that the committee suggests doing the siding as stucco.
 - c. Megan Korn motioned that we approve the plans for this lot, with pitch variance and suggestion to change siding in front to stucco. Brian Torgerson seconded the motion. All in favor.
- III. Suggestion that we ask for help from builders around the neighborhood who knows about plans and reviewing issues.
- IV. Minutes from September meeting approved
- V. Treasurer's report:

- a. Landscape Misc: \$16K to date in tree removal and debris clean-up
 - b. \$10K to be spent for special landscaping
 - c. We are under-budget
 - d. Dues statements will be sent out asap
 - e. Bridge: A structural engineer needs to be hired to check it out.
Randy noticed some of the bolts are coming loose due to the wood changing. Thinks it could cost about \$3K.
 - f. Discussion regarding dues increase. Can still do it since
 - i. Many capital expenditures and need budget to center around it.
 - 1. Clubhouse needs to be painted.
 - 2. Bridgework needs to be done.
 - 3. Pond Maintenance
 - ii. Motion was made by Jeff Hamilton to increase dues to \$525; Jeff Stava Seconded; 5 in favor, 2 against. Vote approved.
 - iii. We need to make sure that we have enough time to let homeowners know about increase. Figured out we have missed our window to notify, according to the by-laws.
 - iv. We need to engage community and prepare them for maintenance costs.
- VI. Landscaping contract for 2013
- a. Monte put together an RFP...asked board to read through it, make suggestions and/or approve it.
 - b. Once approved, wants to give to multiple contractors
 - c. Jeff Stava suggested that we hire someone to be a landscape assistant to help watch the trees, i.e. check them, make sure they are watered, look for dead trees. Discussion tabled.
- VII. Ponds—Monte suggested that we need a pond expert because the ponds are looking bad in the summer. Said that we need to continue talking about the issue. Chemicals will probably make it pretty, but will most likely kill the fish. Jeff Stava said that raking the vegetation is not difficult. At annual meeting, we need to open discussion about what people think.
- VIII. Rock Walls—Harry sent/brought pictures to show that rock wall is undercut and has the potential to fall. Nothing has moved yet; but he wants to be proactive. Wants Randy to fill in the gaps with dirt. Randy and Harry to meet and look at it together. Randy says that wall was over-built as it is due to spec requirement for Tulsa.
- IX. Resident Amendment Issue for fence—Joe O. (Estates) met his goal to get signatures required. He had 81% of homeowners of phase 3. Now, according to covenants, he has to get approval from the City of Tulsa. Randy says it's difficult to get a hold of the City, but the resident needs to make good attempt to get the City of Tulsa to approve.
- X. Signs for the clubhouse – Clean-Up Checklist. Metal Sign that is posted on the wall. Megan will order.

- XI. Sign for entrances—3 signs that say “No outside solicitation.” Megan will order.
- XII. Basketball Goal Issue—There is a specific house that has a “backyard” that is hard to define. There are complaints about their basketball goal. It is being discussed whether they or not they are in compliance. If there are anymore addresses with basketball goals out, then we need to send Monte their addresses. He will get them a letter or call them, if it's 2nd offense.
- XIII. Stop Sign Discussion – Harry Gordon is concerned that children are going to get hurt. He wants to get some motorcycle cops in the neighborhood with a sign that measures speed. 6-8 residents got tickets last month.
- XIV. Meeting adjourned at 9:15pm.



2/28/13

President, Monte Thacker

Date

Secretary, Megan Korn

Date