

MINUTES OF THE BOARD OF DIRECTORS
OF THE STONEBROOKE OWNERS ASSOCIATION
February 7, 2011

Director Turner called the meeting to order at 1911 hrs.

A quorum was declared with four (4) directors present and three (3) absent:

Larry Turner – present	Eric Ernst – absent
Chris Major – present	Kent Gooch – present
Mike Hensley – present	Rob Miles – absent
Randy Branstetter – absent	

The approving of the minutes from the previous Board of Directors Meeting was tabled in light of neither the minutes nor minute taker, Vice President Ernst, being absent. Secretary Gooch will coordinate with Vice President Ernst in regards to obtaining and posting meeting minutes from previous meeting.

Financials

Reviewed current financial statements and projected income and expenses.

Treasurer Major reported that to date we have an approximately 70% receivable rate for dues payments. This equates to approximately \$86,000 in receivables with approximately \$20,000 of that being from developer payments.

Second notices will be sent out, per the Dues Payment Policy Schedule approved March 4, 2010, for outstanding dues. The schedule has been delayed due to the current weather conditions and the postal service being shut down/delayed for a few days.

Discussed the need to implement a plan in place for the board to spend a set amount of money on issues that arise, i.e. Blizzard 2011 snow removal.

Discussed the need to have a review plan in place for the position of treasurer, i.e. bring both the bank statement and financial spreadsheet for review by the entire Board of Directors to add an extra layer of accountability.

Decided to amortize the payment schedule for cleaning of the clubhouse and related facilities.

There is a utility bill that continues to arrive in regards to the Reserve. This is not a responsibility of the Association and Treasurer Major will forward this to Director Branstetter to resolve this matter.

Landscaping Issues

There are some tree issues in the creek behind the easternmost houses of Phase II. They are being eroded out from underneath and are presenting a fall hazard. Director Hensley will discuss this with Lawnovations and Director Branstetter. A bid will be procured before any action is taken. Director Hensley will also discuss placement of boulders on Elwood entrance with Director Branstetter.

Proposed a neighborhood-cleaning day for all residents to help improve the quality of life in our neighborhood. This will be discussed at the Annual Meeting.

Covenant Violations/Neighborhood Issues

Discussed the need for a neighborhood community activity coordinator and if feasible possibly creating a line item in the budget. This will be put onto the annual meeting agenda. Secretary Gooch will type up brief description of concept. This will be discussed at the Annual Meeting.

Snow Removal/Storm Remediation

Snow removal was done at a cost of \$1,500.00 after 15 hours of work. There is a need to create a policy for future occurrences. An idea is for the Board of Directors to use their discretion in determining the need for storm remediation and to what extent. Possibly making this a line item in budget? President Turner will draft a policy for review at the Annual Meeting.

Pool Contract & Cover

The contract for pool maintenance will be signed March 1, 2011. Treasurer Major will talk with Mr. Keller about pool maintenance and also review work done by Dunk's. The cost of the pool cover (Dunk's) and maintenance will be discussed at the Annual Meeting. The upfront cost will be justified through future savings for the Association.

Annual Meeting

Tentative date is April 12, 2011 at 7pm at the Tulsa Hills Church of the Nazarene. Director Branstetter will verify the date and time for availability. Once verified, postcards will be created and sent out to homeowners for notification. Post card should reference website and nominations for Board

of Directors. Secretary Gooch will contact Kinko's in regards to cost associated with postcard creation and mailing. Tentative agenda will be posted to the StoneBrooke website.

Tentative agenda items:

- Financial Report
- Nomination of Board of Directors
- Landscaping Issues
- Pool Contract & Cover
- Snow Removal/Storm Remediation
- Community clean-up day
- Commercial Development (The Walk at Tulsa Hills & Tulsa Hills Shopping Center)
 - Benefits, Concerns; i.e. water runoff
- Open Discussion

New issues/concerns:

Discussion of creating conditions for Officers of the Board, i.e. Vice President elect his/her first year will become the President the following year; Treasurer becomes a two-year term.

Need to refill the base at the playground. Does there need to be fill, grave, and mulch? Will discuss with Director Branstetter about resolving these concerns.

Need to address run-off issues in the neighborhood with the developers. There are sidewalks being eroded from underneath.

The next Board Meeting is scheduled for 1900 hrs on April 4, 2011 at the StoneBrooke Clubhouse.

The meeting was adjourned at 2100 hrs.

Larry Turner – President

Kent J. Gooch Jr. – Secretary