

Stonebrooke HOA Board Meeting Minutes
Thursday – March 26, 2015
Debbie Mocnik House

Meeting commenced at 6:13 pm. Called to Order by Harry Gordon. Quorum met.
Board Members in Attendance: Jeff Stava, Harry Gordon, Debbie Mocnik, Jeff Fulco,
Grant Oden, Glen Mulready **Absent:** Hunter Mattocks

- I. **Call to Order** by Harry Gordon (President) at 6:13 pm.
- II. All board members acknowledged review of the February, 2015 HOA Board Meeting Minutes. Changes were recommended to clarify minutes. Motion to approve with changes by Grant Oden, Second- Jeff Stava Approved by all other Board members present. Will send approved amended minutes for February to Debbie to post to website.
- III. Post Critique: Discussed how to proceed on meetings and recommendations to stay on topic. Reviewed Agenda.
- IV. **HOA Board Officer Reports:**
 - President: (Harry Gordon):
 1. Everyone is doing an excellent job on the Board.
 2. Discussion about Architectural committee, reviewed covenants, and the West 78th street Pergola issue. Met with homeowners to review/discuss! Discussed future use of the greenbelt for access for construction of other new back yard construction.
 - Vice-President: (Hunter Mattocks): (Not Present but comments presented via email)
 1. Sent a list of the Projects with costs to Board. Did not receive all costs for projects.
 2. Handyman spent \$365.00 to finish LED install on covered bridge, no other project or items will be performed until project list has been approved for the budget going forward.
 3. Question as to which Electric Panel needed inspection-agree that it is in the pool area –concerned about corrosion.
 4. Curbs, walking paths, and sidewalks in Stonebrooke community (exclusive of the Reserve) will be fixed in the future. Hunter noted that 2 were damaged but not sure where and we will want to take inventory again.
 - Treasurer's Report (Jeff Stava): see attachment of current position

Discussed all expenses and invoices.

 1. Discussed the March 26, 2015 Expenses Breakdown and Comparison Spreadsheet.
 2. City is going to reimburse Stonebrooke HOA for the billing difference between residential fees and commercial fees which will equate to thousands of dollars over the years!
 3. Refunded one owner's dues –paid twice.
 4. Water bills have been much lower lately also.

5. Electrical power has been normal.
 6. Project list was left the same until we prioritize and approve the list for the budget.
 7. Ponds RX new name is Aquatic Resources-Discussed their payment which appears to be \$499/month over a 8 month cycle each year.
 8. Incurred expenses for Bridge Maintenance/Repair of \$363.16.
 9. Misc Bank/Office supplies for \$1454.00-Christmas lights.
 10. Neighborhood Social Committee-Allocated \$1000 this year.
 11. Fountain Repair-lower projected cost from \$5000 to \$3000.
 12. As of December, 2014 Total Revenue was \$170,865 vs Actual Expenses of \$168,089. Budget Expense forecast for 2014 was \$177,462 so we were very close.
 13. Discussion of dues not being paid and how to make residents pay-will possibly put liens on houses with past due accounts-difficult to get dues from some homeowners and builders. 20 people are overdue \$6500 shortfall.
 14. Pool key requests -need response and directions/person on website to contact in the future.
 15. The Reserve has a new Board which our Board may meet with.
 16. \$52,000 for Projects last year and approx. \$40,000 this 2015 year.
 17. Some projects were not completed last year including Irrigation to the cul-de-sac, entrance/island refresh and the greenbelt refresh.
- Secretary (Jeff Fulco):
Discussed minutes of the meetings and that all attachments will be included as part of the minutes. In addition, all email approved items will be included in the minutes. Via email:
 1. Original minutes for February sent via email for review.
 2. Email correspondence dated Feb 13-Playground mulch proposal.
 3. Email correspondence dated Feb 16 regarding Social Committee.
 4. Email correspondence dated Feb 18 from Hunter Mattocks to Board regarding 3 options to add garbage capacity to basketball court area.
 5. Email correspondence dated Feb 25 from Grant Oden to Board regarding fountain pump repair and testing of cable.
 6. Email correspondence dated Feb 27 regarding trash bin disappearance at pool-resolved.
 7. Project list discussion via email on March 2-ranking questions.
 8. Email correspondence for Architectural review for 631 W 79th Street-discussion at March meeting.
 9. Email correspondence regarding numerous real estate signs on common property-discussion-want better control over realtor signs. Board agreed to request all real estate signs in common areas to be limited to no more than 3 consecutive days per realtor per sign per entrance ie this would allow installing on Friday and removing on Sunday evening or Monday morning for a weekend open-house event. Board reserves the right to remove signs at any time.

10. HOA signs for April Meeting will be constructed at Quik Prints-3 signs for \$204 which will be used next year also.
- Grounds Liaison (Glen Mulready):
 1. Contacted Josh about fertilizing trees this year.
 2. Anonymous Homeowner may make a donation this year for planting trees.
 3. Question was raised as to whether a sidewalk for access to and from Tulsa Hills by the Pool area would be warranted-may have good and bad aspects.
 4. Ponds RX will clear out cattails and weed clumps in the near future-not done yet.
 5. Glen and family cleaned out ponds with trash in them- discussed future trash clean-up day.
 6. Neighbor would like to put a bridge across the creek in the Reserve area but some discussion about stepping stones etc and drainage concerns.
 7. Will re-mulch and plant flowers very soon this spring.
 - Website Liaison (Debbie Mocnik):
 1. Website is in good shape; may add additional subdivision pictures in the future.
 2. Approximately 260 people on the community Facebook page. We do not know the number of households that equates to.
 3. Fixed the link to the calendar on website for the clubhouse reservations.
 4. Did not have a good response when asking for help with Social Committee activities via Facebook and Newsletter. Will contact people who have been involved in past activities and develop a more formalized Social Committee.
 5. Sunday, 3/29, is the Easter egg hunt for the neighborhood.
 6. Spring clean-up is coming soon; Glen and Hunter are coordinating.
 7. Garage sale scheduled for June 13.
 - Pool/Bridge/Fountain Liaison (Grant Oden):
 1. Pool area where chemicals are stored has been cleaned up and a locker is in place to store the chemicals.
 2. Need a key for the Pool Room.
 3. Control Room for Pool- fixed some leaks/some corrosion found on grates which are now un-useable.
 4. Electrical Box needs an electrician to pull the panel and review for any corrosion.
 5. Fence where latch goes needs fixing as soon as possible.
 6. Pond Pump-Ponds RX pulled broken pump out which had been delayed by weather-sent to Bills Custom Services (a vendor approved by Ponds RX) instead of Aquamaster.
 7. It will cost \$1435 to fix the pump and 2-3 weeks. It will have a warranty on the pump. Ponds RX will install the pump. The Cable

will be checked for that pump which goes under the road to the pumphouse.

8. One pump has never been worked on so Grant expects it to break soon. Allocated funds in the Budget for this pump.
9. Pool Contract will be sent to Harry-Pool will open on Friday before Memorial Day.

V. Old Business:

1. Reviewed lock and key situation.
2. Covered all other business previously.

VI. New Business:

1. Reviewed and discussed the Project list. Reviewed all recommendations and costs and came up with a list of projects that will be presented at the annual April HOA meeting. If any individual project cost is over budget on expected costs then it must be brought back to the Board for approval.
2. Trash/water rebate and gap in dues is giving us more money this year for projects.
3. Discussed Architectural design for Van 661 West 78th place South-asking for approval. Committee had concerns for basketball goal being seen from the front of the house. Harry will visit with homeowner about our concerns on the basketball goal and then get back to us to vote on.
4. April Meeting-Glen and Jeff Stava will chair a sub-committee on candidates for new board positions for the 278 homes in our subdivision.
5. Jeff Stava, Debbie Mocnik, Harry Gordon, Glen Mulready will continue to serve if elected.
6. Grant Oden, Jeff Fulco, Hunter Mattocks will be unable to serve next year. Grant volunteered to steer/aid on the fountain pumps.
7. Discussion about by-laws. Would need 75% of Homeowners to change any by-laws for Stonebrooke.
8. Discussion about the April Meeting agenda and looking ahead.

We will need to announce on Facebook about the meeting.

Meeting adjourned at 9:04 pm. Motion by Jeff Stava, second by Grant Oden and all were in favor.