

Feb 09, 2021

StoneBrooke HOA Board Meeting Minutes

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Call to Order: 6:30pm. *Meeting conducted via Zoom due to Covid precautions, and Wade out of town on business*

Board members present: *Chris Major, Debbie Mocnik, KaDe Buxton, Michael Fellwock, Scott Hastings, Wade Richardson*

Contractors: Curtis Henley w/Green Country HOA

Guest topics & allocation into meeting: *na*

Officer Reports:

President (Wade Richardson)

Kevia Buckley reached out to the COT to see about installing 25 MPH speed limit signs for The Reserve, however being a gated community they were denied. Kevia contacted Wade to see about having them installed at each SB entrance; Wade contacted the City, and they are on track to post them as requested - although an actual install date from City has not yet been set

Recommend board members review 2020 annual meeting notes in anticipation of their presentations during April's annual meeting

Vice President (Scott Hastings)

Reviewed Lawnovations contract. Will proceed with automatic renewal April 1

Treasurer (Debbie Mocnik)

The final end of year financials have been posted on the SB website

Total dues collected as of January 31, 2021 = \$174, 274.00

- 18 homeowners are delinquent with their 2021 dues
- 2 homeowners are under collections for their 2020 HOA dues

Other financials were distributed to the board members & reviewed

Secretary (Michael Fellwock)

January minutes approved and uploaded to the website by DM

Discussed the Tulsa Co. Assessor's Zoom meeting and need to be able to host the meeting from our SB Zoom account so we can record it and upload it to the SB Facebook page for those not in attendance

Chair Reports:

SWAT / Security / Alert Neighbors Coordinator (Michael Fellwock)

No SWAT Team activities over the last couple months (winter)

Security/Alert Neighbors:

- With the cold weather and no one doing yard work or rarely kids playing outside, garage doors being left open is a rare event
- Michael will post a Tulsa Police video of a homeowner with a video doorbell whereas the homeowner answered their door by opening it to a couple and the male pulled a gun out and tried to enter the home
- More than 70% of the time when I knock/ring a front door about a garage being open after 10:30PM the homeowner will open the door rather than talking through the door which is the safest.

Pool / Clubhouse / Playground / Basketball / Disc Golf Course Manager (Chris Major)

Concern expressed about clubhouse not consistently being cleaned according to the "user list" after use by homeowners. This is especially impactful during the winter months when contracted cleaning is reduced to monthly. GCHOA will prepare a statement about the cleaning requirements/expectations to homeowners at the time of their reservation confirmation.

Getting bids for the pool deck resurfacing. Note following the meeting bids were solicited, followed by recommendations from contractors that the deck still has a few years of good life in it. Therefore the decision was made to acid wash the deck, and provide minor patching as needed. We will revisit full deck replacement as part of the 5 year plan

The annual pool maintenance contract with Rusty Stecker for the 2021 season includes an option to add two additional weeks in September based on weather. The pool clubhouse manager will make the determination at that time if the added weeks are appropriate

CM will make sure that the pool equipment is prepared for the upcoming cold snap with below freezing temps.

Grounds (Debbie Mocnik)

Reserve Analysis Study:

- LoneStar will be on-site Feb 23. Green Country, Chris, and Wade are meeting them on-site prior to their execution of the study
- Once the study is received, the board will need to review it, and determine long term impacts to the budget & dues.
- An e-mail from the board to the neighborhood regarding this study will be issued following execution of the above

Ponds / Fountains

After discussions with Turnpro (pond maintenance contractor) and the board it was agreed upon to turn the ponds off during the next two weeks of sub-freezing temperatures to avert problems

Discussion on how to mitigate the debris that is coming into pond 1 from the Tulsa Hills area and pond 2 from the water that flows north from across 81st street. Both Chris Major & Bruce Gardner have talked about either a basket to catch debris as the water flows in both ponds as well as a finer cover around the pumps as plastic bags are the number one reason of fountain pump failure

over the years. Likewise Clint Briggs has offered to help install a mesh trash gate where the primary run-off from Tulsa Hills enters SB.

- Short discussion on the geese and if additional coyotes would be beneficial to keep them moving to lessen the loss of grass that they eat along the pond banks and the mess they leave behind. No further action at this time

Bylaws / Covenants Manger (KaDe Buxton)

KaDe presented initial draft of fees based on covenant violations for the board's review & comment. Due to timing this will push to the new board in April

There was extensive Board discussion regarding variances to Covenants & bylaws from the Architectural review committee - along with the protocols of the Architectural Review Committee. Past boards have handled both of these topics based on their respective interpretations, as has the current board. It was agreed that an objective interpretation is needed to provide clear guidance to future boards on these topics. Both topics were tabled for the new board in April

Architectural Committee Liaison (KaDe Buxton)

Approval granted for roof color variance at 653 W 77th St

Social Committee Chair (Michael Fellwock)

No activates held / planned for January, February

The annual Easter Egg hunt however is planned for the last Sunday of March and is being expanded to accommodate more homeowners. Activities will include a petting zoo, bounce house, easter egg hunts, and a food truck. Michael & Betsey Fellwock are leading the event this year as requested by the past event coordinator. MF will put out a FB post a month out to obtain volunteers and organize an actual committee rather than just a Chair for this event and future event

Expecting that the virus numbers will continue to decrease with the vaccination roll out it is anticipated the neighborhood should be able to have an "end of school/pool opening" event

Two homeowners made a FB post about the possibility of having a Stonebrooke Farmers Market on a weekly basis over the late spring and summer, which was met with favorable response.

- o An event like this wouldn't be marketed by the vendor to possible customers outside of the neighborhood nor should be offered by homeowners to friends and family that live outside of the neighborhood
- o Michael Fellwock will monitor the event from a safety or security aspect

Website Manager (Debbie Mocnik)

Posted Jan minutes & Financials to the HOA website

Will post final 2020 financials following Feb board meeting

Revised verbiage on SB Website amenities to remove mention of a "disc golf course" after the removal of the 4 most northern baskets to make the course a 5-hole practice course rather than

an amenity that anyone searching the website might find continuing the possibility of non-homeowners coming to play the course.

Green Country Report:

Status update on the following approved 2021 budget & 5-year plan action items

- Brick Wall quotes - in progress
- Obtaining quotes for Structural assessment of all three pedestrian bridges
- Obtaining quotes for assessment (structural / wood rot, etc) of covered bridge
- Obtaining quotes for Structural assessment of clubhouse & restrooms
- Obtained Pool Deck resurfacing
- Coordinating annual mulching of landscape areas w/Lawnovations
- Coordinating annual refresh of landscape areas (dead plants, etc) w/Lawnovations

Old Business:

2021 HOA Board nominating committee (Debbie Mocnik & KaDe Buxton)

- Board must have four to seven members
- Current board members need to notify Debbie & KaDe of their intentions for 2021 prior to the February HOA meeting
- Green Country e-mail week of Feb 8 soliciting nominees. Debbie / KaDe posting same on FB
- Green Country reserving church for meeting, and acquiring snacks (bottled water & cookies)
- Green country issuing USPS notification to residents (30 days prior to the meeting) with notice of time & place of annual meeting, and a list of board nominees & accompanying biographies. Wade following up with neighborhood e-mail & FB post

Sink hole adjacent to sidewalk at east end of 81st. **Green Country** working with CoT & Lawnovations, and believe the issues is fixed. Will know for sure when irrigation system is reactivated in the Spring

Disc Golf Course: As approved in the January board meeting, baskets for holes 6 - 9 have been removed & donated to Tulsa Youth Ranch. Related signage (plus course map / rules sign) are temporarily housed in the pool area, and T-posts will be returned to Bruce Gardner

New Business:

Next Meetings:

Annual meeting: Tuesday, April 6, 7pm

Post-election meeting: Previous & new board meeting in April for passing of the guard & assignment of officers

Adjourned: 9:20pm

Submitted,

Michael Fellwock, Secretary