

# StoneBrooke HOA Board Meeting Minutes

October 13, 2020

6:30 pm - Clubhouse

**Call to Order:** 6:38pm

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

**Contractors:** *Green Country HOA*

**Guest topics & allocation into meeting:** *None*

## **Officer Reports:**

### President (Wade Richardson)

- E-mail database established (with Green Country) for communication to SB Residents
- SB Board Facebook Profile established. Friend requests coming in from various residents
- Meeting with Lawnovations
- Lawnovations meeting
  - Fountain grass / shrubs in front of security cameras need relocated away from security cameras. Bruce cut back short term)
  - Contract automatically renews annually March 31 unless diverted beforehand
  - Assessed Low-cost immediate impact options at the Elwood entrances
    - Potential SWAT or workday installation would void Lawnovations warranty
    - Quote from Lawnovations at \$4,760.53
    - Wade made motion to spend up to \$3,000 to enhance the Elwood entrances to be more consistent with 81st Street entrance, as the Elwood entrances receive significant traffic flow, and are more visible due to the new elementary school, and other developments along Elwood. Motion was seconded & passed
    - Plantings to be installed prior to December
  - Prior to Halloween & prior to the Fall work day, Wade will e-mail SB residents about said upcoming events

### Vice President (Scott Hastings)

- No report

### Treasurer (Debbie Mocnik)

- Published, reviewed, and posted...
  - August P&L YTD
  - August P&L YTD vs Budget
  - September 2020 Balance Sheet
  - September 2020 P&L YTD
  - September 2020 P&L YTD vs Budget
  - Standing of dues collections
- Street lights-During the construction phases of Stonebrooke, the developer paid to install street lights and paid the bills. Once neighborhood is completed usually the City of Tulsa takes over the cost of electricity and maintenance although didn't happen in with us. Green Country HOA is working with the COT to assume the cost & a possible yearly savings of \$2k.

- Long range financial planning discussions
- Going forward the Treasurer's report will be moved to the first agenda item to know where we are financially before continuing with the rest of the meeting.
- Met with Turnpro to discuss Fountains & detention pond maintenance. Presented spreadsheet with the age, warranty, and costs for each fountain – including historical maintenance & repairs.

#### Secretary (Michael Fellwock)

- September minutes finalized at Oct board meeting

#### **Chair / Consultant Reports:**

##### Security / Alert Neighbors Coordinator (Michael Fellwock)

- Due to large number of pedestrians in the neighborhood for Halloween a motion was made, seconded, and approved to spend up to \$400 for Traffic Control during Halloween
- Residents are seemingly more aware of basic home security prevention...closing garage doors, keeping carriage / porch lights on, etc

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

- Pool cover installed. Pumps running to keep water circulating
- Moving cleaning of the clubhouse and restrooms to a monthly service during fall & winter.
- Clubhouse trash pickup is by a private company (not CoT), and is on Wednesdays. Board gentleman will take turns putting out trash.
- Recommended to start the negotiations with pool maintenance company on pool extension up to Sunday September 19<sup>th</sup> rather than waiting till a few weeks before Labor Day to discuss with the option to closer earlier based on weather.
- Stone falling off column in pool area adjacent to clubhouse (ref GC Sept statement)
- Fall workday planned for Nov 14
  - Neighborhood communication
  - Plan of attack
  - Resources
  - Costs (budgeted \$1,000 for equipment rental, etc)
- Neighborhood infrastructure assessment / long term budget – working with Debbie Mocnik

##### Bylaws / Covenants Manger (KaDe Buxton)

- Working with Green Country on Covenant violation assessment fees

##### Architectural Committee Liaison (KaDe Buxton)

- Issued (nine) covenant violation letters, of which (seven) of the violations have been resolved. KaDe following up on two remaining items
- Approved resident request for rear patio installation

##### Social Committee Chair (Michael Fellwock)

- Halloween is proceeding with Sandra Scharf organizing a parade, scavenger hunt & food truck. A food truck operator was secured and wanted a \$250 minimum based on Halloween being on a Saturday & board approved. I spoke to operator as he was closing on Halloween and he said he did good so no cost to board.
- With the Covid 19 virus continuing, Michael suggested Christmas Pics with Santa plan for social distancing, hand sanitizer, and possibly scheduling times for families to come to clubhouse should

be developed. Debbie Mocnik will speak with Pam Gordon and Beverly Allen the two organizers of the event about possible solutions

Website Manager (Debbie Mocnik)

- Posting Sept Budgets
- Posting Sept minutes

SWAT Team (Michael Fellwock)

- Working with Chris Major for fall workday

Green Country HOA (Curtis / Colby Henley - Consultants)

- Review September mgmt report (Ref Debbie's e-mail from 10.12)
- Assess clubhouse / restroom cleaning & covid sanitizing schedule
- Maintain hand sanitizer in restrooms & clubhouse
- Holiday lights need ordered now for November installation
- Issue with sink hole at east end of sidewalk on 81st. Working with CoT & Lawnovations to determine resolve

**Old Business:**

- **(DM)** Alternatives to deter the geese on the ponds and the excrement they leave behind. Suggested that we can purchase additional coyotes. Will assess in the spring
- **(WR)** 3-1-1 CoT
  - New Light at 7843 S Houston Court was approved by the City in December 2019, and remains backlogged. The CoT does not have an installation date set. Wade following up quarterly. No update from CoT
  - Grass height at Key Development. (3) separate residents have called into voice concern, and the CoT has rolled them into one common complaint. Per CoT this is yet to be assigned to an inspector due to Covid. The original complaint was provided to CoT during the summer of 2020
- **(WR)** Discussion of sound attenuation carpet in the clubhouse. Curtis from Green Country HOA mentioned that future resealing of concrete floor would be more extensive. KaDe Buxton has started looking into commercial carpet squares that are stain resistant. Also damaged squares can be easily replaced. Discussion tabled

**New Business:**

**Adjourned:** 9:28pm

**Next Meeting:** 6pm, November 10 – specific to finalizing 2021 budget & 5-year plan

Submitted,

Michael Fellwock, Secretary  
Wade Richardson, President