

In attendance:

Monte Thacker
Jeff Stava, Treasurer
Jeff Hamilton
Larry Turner
Megan Korn, Secretary
Harry Gordon
Trent Shores
Brian Torgerson

Absent:

Randy Branstetter

Meeting was called to order by President Monte Thacker at approximately 7pm in the StoneBrooke Club House.

Agenda presented by the president was approved for the meeting.

Minutes approved: minutes of the previous meeting were seconded and approved unannimously by the board.

I. Treasurer's Report: Jeff Stava presented a new, updated spread sheet of 2012 SBHOA EXPENSES BREAKDOWN AND COMPARISON.

A. Expenditures are only 55.2% of the total budget for 2012 even though we are approximately 67% through the year.

B. Expenditures are inconsistent primarily because of issues of billing irregularity. However, these expenditures are still on track for the budget and better than last year's. These are expected to be on target at year end.

C. Pool expnditures are inconsistent primarily due to billing irregularities. Still on track and better than last year.

D. Expect to be on target at year's end.

II. Resident request for amendment to covenants:

A. Discussed request my new resident on 79th street for an exception to the set-back requirements regarding positioning of fence in relation to sidewalk (Lot 19, Block 3)

B. Resident's intent is to match fence line already built by neighbor.

- C. Board decided to table discussion until by-laws/covenants reviewed to determine
 - 1. Board's procedural responsibilities
 - 2. Percentage of home owner signatures required for granting of exception

III. Grounds Issues:

A. Tree issues

- 1. Tree trimming issues for the remainder of the year are still uncertain.
- 2. Tree removal costs (as a result of storm damage) are being developed by Jeff & Monte.
- 3. Phase 1 cost are about \$3,000 on removals.
- 4. Anticipate continuous need to address life of trees - removals and replacing.
- 5. Harry was asked to pursue an estimate for about \$5,000 of new trees.

B. Landscape Maintenance

- 1. Agreed to develop an RFP (Request For Proposal) for landscape contract for 2013 & 2014.
- 2. Monte will circulate existing contract via email for review.

C. Pond issues

- 1. Discussion continued with the strategy to deal with weeds and vegetation growth in ponds
- 2. The introduction of grass-eating carp are still intended
 - a. issues include - how many, effects on other fish and time required for impact
- 3. Dredging (physical removal of vegetation) estimate is to be sought by Larry Turner
- 4. Chemical treatment of ponds to mitigate the growth was discussed
- 5. Jeff has provided a boat on loan for the maintenance man to use for working on the fountain

IV. Inquiry regarding planting of trees on common area by new resident at 708 W. 79th Street was discussed.

A. Board is appreciative of inquiry

B. Board agrees to work with home owner to agree on location, specie selection, and other technical details

C. Board desires to establish a practice/policy to assure consistency, future maintenance requirements, aesthetics, etc.

V. Rock wall near east reservoir was discussed.

A. Jeff Stava & Harry toured the wall regarding structural status left by developer

B. Concern that too much ground was graded off near the base of the wall and that the integrity of the wall was sacrificed

C. Larry Turner will acquire a structural appraisal of the existing condition

D. Monte will advise the developers of concern

E. Monte will acquire copies of original design drawings and provide to Larry Turner

VI. Safety Issue

A. Harry expressed concern for children in streets with existing traffic conditions (speeding)

B. Discussion included:

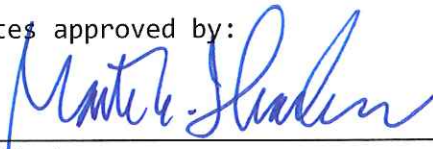
- 1. we have several long streets without stop signs that invite unsafe speeding
- 2. our neighborhood is blessed with many children that play in front yards, driveways, sidewalks and our streets
- 3. fast drivers include visitors, home owners, teenagers, workers, etc.
- 4. the board desires to mitigate the potential for accidents
- 5. alternative mitigating briefly discussed include
 - a. additional stop signs
 - b. installation of speed bumps

- c. installation of speed and warning signs
- d. promoting community awareness
- e. stricter policing of speeding practices

C. Harry was asked to develop a list of options regarding this dangerous situation

VII. Board discussed concern for some recreational vehicles being parked in the neighborhood in violation to covenants. Monte will take the lead on addressing this via letter to the residents.

VIII. Meeting adjourned following motion and second.

Minutes approved by:


President

9/11/2012

Date



Secretary

12/3/2012

Date

Harry Gordon
361-739-7133 cell