

Stonebrooke HOA Board Meeting Minutes
First Quarterly Meeting
Wednesday, April 17, 2013

Meeting commenced at 6:06pm. Quorum met.

Board Members in Attendance: Trent Shores, Jeff Stava, Jeff Hamilton, Harry Gordon, Brian Torgerson, Ron Vanderslice, Jeff Fulco

- I. Call to Order by Trent Shores (2012-13 Vice President)-now President at 6:06 pm.
- II. 2013-14 Board Members informally introduced.
- III. All board members acknowledged reviewal of 2013 Annual Meeting Minutes- motion to approve by Trent Shores, second by Jeff Hamilton-all board members approved.
- IV. 2013-14 HOA Board Officers Elected:
 - President: Trent Shores
 - Vice President: Brian Torgerson
 - Secretary: Jeff Fulco
 - Treasurer: Jeff Stava
 - Grounds Liaison: Harry Gordon
 - Pool Liaison: Ron Vanderslice
- V. Officer's Reports:
 - Treasurer's Report: Jeff Stava
 - a. Short Discussion among board members about Cash Projection, Unpaid dues, Expenses Breakdown/Budget Comparison. Feel good about current budget but concerned about escalating costs for the future, copper caps replacement costs \$6174.00 should be replaced soon-see new business discussion.
 - b. Some late payments have been made, waiting on others, any homes for sale without payment of dues will have a lien put on them until past dues are paid.
- VI. Unfinished Business:
 - a. Basketball Court Trash Cans- Voted on by previous board and approved. Costs are approximately \$400.00. No problem with budget. Maintenance man and/or Pool Contractor will empty them. City will not pick up. Jeff Hamilton and Jeff Stava will coordinate this!
 - b. Rock Wall Issues: Some discussion among board members. The area behind the rock wall, east of the ponds was holding water, therefore, the developer graded and cleared brush in Mid-2012. Too much dirt was scraped away from the wall base. In December, 2012, the developer hauled in fill dirt against the affected area near the wall but rains washed it away ie the Randy Branstetter, developer, is going to rework dirt back against the wall. Board will wait and see what was done on it. Harry discussed possibility of sodding it in the future with "Lawnovations". Will review costs in the future with the Board to possibly sod the area!

- c. No other old business addressed.

VII. New Business

- a. 2013-14 HOA Board Meetings will be held at the clubhouse on the following dates: (4 -6 times per year)
 - June 4 -6:00 pm
 - August 13- 6:00 pm
 - October 8-6:00 pm dues to be finalized at this meeting
 - December 3-6:00 pm
- b. 2013-14 HOA Dues: To raise or Not to raise
Discussion among Board about financials and the escalation of costs. Bridge needs to be reviewed among other items. Discussed by-laws about raising dues-Jeff found that 25% increase is the cap each year. Dues due date is January 15-earlier this year? Dues letter needs to be sent in October with a a reminder in December. Possible raise of 3-5% mentioned. Trent made motion to table until June meeting. Seconded by Jeff Hamilton and approved by all board members.
- c. Spring Cleaning-Neighborhood Trash Pick-Up Day
Brian will contact Events committee to organize and set up a date for trash pickup day, signs and email will be used to notify members. Events committee needs to bring ideas etc before the board-example Halloween/Easter.
- d. Stonebrooke HOA Bank Signature Card Switchover
Jeff Stava recommended to change Bank to "Bank First" and possibly change the PO Box. Jeff will get with Monte and Megan and new Board President Trent Shores to schedule a time/date to make this change.
- e. Grounds Issues (homeowner email)
Harry Gordon will contact Julie Holder in Phase I who emailed on 4/13/2013 about webworms filling the trees. Noted have lost trees in the past to webworms so Harry will evaluate the issue and we will review at next meeting with a common sense approach as this could be costly to treat.
- f. New HOA Sub-Committees
Discussion about sub-committees. Have one signed up for neighborhood watch, discussed possible block captains to monitor streets, would like to have more police patrol but may not happen. Discussed possible meeting with Tulsa Crime Prevention but want more interest from homeowners. Brian will contact committee persons to discuss possibilities for future.

g. Other New Business

Pool Contract was approved and signed by previous Board Members.

Ashli Rogers is new contact for Pool Clubhouse reservations.

Meeting adjourned at 7:10pm. Next meeting June 4, 6:00 pm at clubhouse.