

Stonebrooke HOA Board Meeting Minutes
Second Quarterly Meeting
Wednesday, June 4, 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

Other attendance: Randy Branstetter (developer)

1. **Call to Order by:** Trent Shores (President) at 6:06 pm.
2. **Review and Approve April Minutes:** Approved by Trent Shores, second by Jeff Hamilton-all board members approved.
3. **Officers' Reports:**
 - a. President: asked for reports from Officers.
 - b. Vice President- Brian Torgerson: Committees have met, Trash pickup day is scheduled, Garage sale day is being discussed for June 22, July 4- Greenbelt area for possible get together.
 - c. Treasurer-Jeff Stava: June 3 Breakdown and Expenses report reviewed-see attachment. Budget is on track with last year at this same time, \$6000.00 received for late dues and a few remain to be paid-list provided of 8 lots not paid-see attached list- will make contact.
 - d. Secretary-Jeff Fulco: no report other than minutes report.
 - e. Pool Liaison-Ron Vanderlice: everything is going good other than trash pickup which will be discussed.
 - f. Grounds Liaison-Harry Gordon: Trimmed trees along walking trail/piled limbs-Lawnovations will haul piles away; Phase 1 planting of trees completed-contract says they will be maintained for 1 year; Trees in pond were pulled out by Harry-lawn crew hauled away, few others in the ponds; Bagworms were sprayed at top of 3-4 trees for \$100.00. \$8500.00 let in landscape/misc budget to end of year.
 - g. Pond Liaison- Jeff Hamilton: no report-see new business
4. **Old Business:**
 - a. 2013 Dues (Stava)
Little discussion about a possible dues increase. Will table until August meeting and discuss at that time. Motion made by Trent and seconded by Jeff Hamilton and approved by all board members.
 - b. Basketball court trash can (Hamilton)
Received a quote from Playground Equipment company for a trash can for Basketball court area-similar in style to pool area, Quote was \$602.00 for delivery/one can (attached). Approved by previous Board so it will be purchased. Pool maintenance man will aid us in keeping it maintained.
 - c. Clubhouse Trash Issue (Stava/Shores)
Discussed issue with trash piling up, Trash dumpster or Trash Bin Container (Residential Bin) was discussed. Dumpster pick up and where to put it would be a problem. Jeff Stava has inquired of everyone on the Residential Bin container but no one from the city will approve it. Pool

Trash area and Party Trash is a problem. Dumpster would cost \$100.00/month for commercial trash service for summer. One idea was to put trash in the closed fenced area by pool in a closed container, then get maintenance man or Lawnovations crew to take the trash to dump for \$30.00/week. Jeff Stave will call Eric Lee about the residential bin and Harry/Josh and other Board members will pick up trash in front of clubhouse!

d. Upcoming Events (Torgerson)

Trash pickup day is scheduled for June 15 at 9:00 am meet at clubhouse, and garage sale day is set for June 22.

e. Bridge Inspection by Engineer (Turner/Shores)

Will table this discussion for now until Larry Turner can attend. Larry will email his findings on the bridge. Jeff Stava will find permits/licenses.

f. Rock Wall

Weeds growing in it. Homeowner asked about it. Harry Gordon will get quote from Lawnovations to kill it. Dirt issue around wall-scraped back-possibly use the excess mounds of dirt in the "Reserve" area to fill in this area-email will be sent to us on this subject by developer.

g. Greenbelt Area b/w Phases I & II

Developer graded the area, planted seed but it is now dirt no growth. They are mowing it. Harry will get with Josh to see how much it would be to put irrigation in to keep grass growing-goal would be to make it look like the field area by basketball courts.

h. Concrete caps stain and install

Will be done this weekend or by the end of next week weather permitting. They are to be stained and sealer on them. Waiting on others to come in before putting them on.

i. Other old business

Lights on 81st keep going out. Not sure what the issue is. Handyman will look at it. Randy will look at what the possible problem is-maybe use LED's from this point forward-may last longer-cost efficient.

5. New Business:

a. Ponds (Shores/Hamilton)

1. Fountain Repair-part sent to manufacturer to be fixed-only way. Handyman will fix it when it arrives.
2. Moss/growth abatement-looking at Copper Sulfate-\$1000-\$1500 to use it. Josh would have done it. Jeff Hamilton will ask him to update the quote from years ago. \$1800-\$2000 per application-looked at multiple bids from 2 other vendors that were \$6000 or more.
3. Silt issues-Harry has concerns about the dirty water from runoff into ponds with possible issues later where we may have to dredge the ponds due to silting. Jeff Stava may contact OEEQ -contact city to see if they will help us on this due to multiple buildings being constructed ie Life Church and Tulsa Hills Shopping Center, new subdivision all draining to the ponds. Don Henson was mentioned as a contact with the city on the silt issue.

- b. New Tree Removal & Replanting (Shores/Gordon)
One tree planted near resident's house behind fence. He offered to pay for more trees and pay for the removal of the one tree which he believes is on the top of a culvert (Board does not think it is). He (resident) wanted 4 more trees behind his house and remove the one. Harry will meet with him and discuss different options and get feedback to the Board. We will table this until next meeting or send an email on findings. Board would like to pick and choose what is proper for the entire area!
 - c. Unpaid Dues
Discussion on how to collect the unpaid dues. We will send another letter out on this. Will put liens on them at 18% interest. Jeff Stava will call them about their unpaid dues-not many left.
 - d. Resident Emails (Shores)
Trent asked for all board members to cc at least 2 other board members when we receive an email regarding the subdivision. We want the whole Board to be represented as a uniform group especially on decisions. He will send an email out to HOA regarding the trash, fountains, clean-up day, and garage sale day and any other pertinent information. Trash pick up coming soon and hope to have good participation.
 - e. Other New Business
Brian discussed a tree possible removal that fell down in Phase I & III. May address it when we have others -will call Derek about costs to cut it up and haul it off. Remind residents that they need to ask Board about any cutting of trees in the subdivision before they do anything.
6. **Adjourn Meeting**
Meeting adjourned at 7:30 pm -Motion by Trent Shores/second by Brian Torgerson. Next meeting -August 13 at 6:00 pm at clubhouse.