

Minutes of HOA Board Meeting, June 8th, 2021
Meeting held at Stonebrooke Clubhouse

Call to order:

The meeting was called to order at 6:34 pm by the president KaDe Buxton. Board members in attendance were: KaDe Buxton, Wade Richardson, Michael Fellwock, Doug Carner, Sandra Scharf, and Holly Upthegrove. Curtis Henley of Green Country HOA Management was also in attendance. There were two guests: Ellen Hargrove and Tyke Lawson from the publishing company that also publishes Maple Ridge Living.

President's Report:

KaDe reported that the new website is almost done and will go live this week. Furthermore, the board now has 24 hr clubhouse access and Facebook access.

The guests introduced the magazine Maple Ridge Living. Ellen Hardgrove is in charge of the Maple Ridge neighborhood. Tyke Lawson is the contact person for Stonebrooke. They are constantly looking into new neighborhoods and Stonebrooke is one of the neighborhoods they want to start a magazine about. They explained that the content of the magazine comes from the neighbors. The neighbors decide what should go into the magazine and they write the stories themselves. The magazine is published monthly and there is usually a story on a neighborhood family, a neighborhood dog or dogs and some stories about neighborhood events. The magazine is fully paid by advertisements from businesses around the neighborhood that take up about 40% of the magazine content. Businesses sign up for long term advertisement. Neighborhood businesses should be given the opportunity to sign up first. Wade will be the contact person for Tyke Lawson.

Green Country's Report:

Repairs/Maintenance:

- The wall assessment was completed by Hall Engineering and has to be reviewed by the board.
- The Beaver house that was missed before was picked up. The beaver cleanup final costs were about \$300-400.
- The clubhouse water meter for the pool filling busted at the meter. The City of Tulsa repaired the meter.
- The old water meter in the pump room was removed to bypass to just a straight valve after verifying that meter does not belong to the City.
- The deadbolt on the clubhouse needs to be replaced because of unknown keys. Someone had locked the deadbolt for a party.
- Pool season cards were set up for the season.
- Pool cards are being delivered by GC to neighbors' doors regularly so that they do not have to wait for the mail.

- Cleaners will be there Monday nights to clean the clubhouse, bathrooms, and take out the trash at the playground and basketball court.
- Chris cleaned the pool furniture.
- New Covid warning signs were installed at the pool per Tulsa Health Department requirements.
- There have been several calls about dogs at the pool which is against the Health Department rules. GC has gone up to the pool to see if they were still there, but they were gone by the time they got on site. A reminder will be sent out to residents.
- Tables and loungers were fished out of the pool on numerous occasions.
- Pool cards for the delinquent residents (for outstanding dues payments) were shut off.

The board discussed how additional pool cards should be paid for: Pay ahead or invoice? GC will monitor over the following months whether we have a problem with residents not paying additional pool cards and the topic will be reviewed then.

Vice-President's report:

Curtis, Doug, Chris, and Wade will meet June 23rd to review the reserve analysis and structural reports and will report findings to the board.

KaDe had a conversation with the manager of Tulsa Hills about issues with Sam's water run off and trash accumulation in the greenbelt and was given a person at Sam's to contact. She will report back after talking to that contact person.

Wade said that Lawnovation needed to be contacted about putting mulch down at the entrance on Elwood across from Jenks Northwest Elementary school.

Treasurer's Report:

Board reviewed the P&L report.

GC raised the buffer in the operation account to cover expenses without having to make too many transfers. Colby and Holly will discuss how high the buffer should be in the future.

Board discussed the residents that still owe dues and whether it would be possible to collect their late fees first when they pay their dues.

Secretary's report:

It was decided that the minutes from the May and June board meeting will be posted on the new website.

Architectural Committee Report:

Homeowners that requested Architectural Covenant Requests and residents that have received letters for covenant violations were discussed.

The board discussed that houses that are missing foundation landscaping are out of compliance and will be getting covenant violation letters.

The board discussed whether trees in the foundation planting are considered front yard trees. Although the creators of the covenants envisioned that each house should have a shade tree in the front yard, the wording of the covenant supports that trees that are planted in the foundation landscaping are sufficient provided they have the required caliper.

It was discussed whether a fine catalogue for covenant violations should be reviewed by an external lawyer and the board found this to be a good idea.

Ponds report skipped because Chris was not in attendance.

Pool /clubhouse report skipped because Chris was not in attendance.

Grounds report:

Work day date still to be decided. It is hinging on the availability of city dumpsters.

Doug reported that the wall behind the playground pools water. He also reported that a dead tree in the greenbelt behind the Briggs' house will be taken down. Clint Briggs offered to take care of that. Michael will check in with Clint and make a FB post asking neighbors to help with it.

Security report:

Mike will make a FB post regarding security in the neighborhood, specifically when being out of town or when cars are parked in the road after some issues were reported by neighbors.

Social committee report:

Farmers markets have been happening regularly. The end of school pool party that had to be cancelled due to rain will be moved to the end of the summer and made into an end of summer pool party.

An events calendar will go up on the new website. The social committee will get together and set event dates.

Other topics:

The board discussed whether dog stations with waste bins should be put up because the trash cans at the pool and basketball court are being used as poop dumpsters and the smell is uncomfortable in the summer. Costs would be about 1,200\$ per year.

The board moved on to Tamara Cornell's idea about trash can poop stickers that residents can put on their own trash cans to indicate that neighbors can use them for dog waste. The board discussed that the idea should be publicized some more. Holly suggested that the board buy such stickers and hand them out to residents that would like to put them on their trash cans. It was also discussed to buy a poop bag dispenser station without a trash can to keep the service costs down but still offer poop bags to dog owners.

Holly made a motion that the board spend up to 250\$ for dog waste stickers and one poop bag dispenser station plus dog waste bags. KaDe seconded the motion, everyone voted in favor.

The dispenser will be put up somewhere by the bridge. Holly had a location in mind and will look at it again. Board will let GC know where the dispenser should be installed.

The board discussed whether money should be spent on the repair of the sprinkler sensors. Since the repair is pricey and there are not many occasions when they will run exactly during rain showers, the decision was postponed. GC will change the timers to pre-dawn.

Next board meeting: The next board meeting will be at 6:30 pm, August 10th, 2021, at the clubhouse.

Meeting adjourned: The meeting was adjourned at 9:19 pm.

Sandra Scharf, HOA Secretary