

Minutes of HOA Board Meeting, September 14, 2021
Meeting held at Stonebrooke Clubhouse

Call to order:

The meeting was called to order at 6:31 pm by the president KaDe Buxton. Board members in attendance were: KaDe Buxton, Wade Richardson, Michael Fellwock, Chris Major, Doug Carner, Sandra Scharf, and Holly Upthegrove. Curtis Henley of Green Country HOA Management was also in attendance. There were no guests.

President's Report:

KaDe spoke words of encouragement and thanks to the board members and reminded them of the progress being made and how most residents appreciate their service.

Vice-President's Report:

- Reserve study: The revised Reserve study was accepted. Wade reviewed the study completely and the quotes submitted by Green Country for wall, bridge and fence repairs.
- Bridge at the 81st entrance sidewalk: The bridge is failing & needs to be replaced. Our District Councilor (Jeannie Cue) is in support of City funding for this project, however the City's engineering dept is not in agreement and is not responding to meeting requests from Wade or Jeannie. The Board will keep fighting this.

Secretary's Report:

- The Board approved the minutes of the August board meeting. The P&L and the balance sheet for August were also approved by the Board.
- The P&L and the balance sheet for June and July were posted on the website.

Treasurer's Report:

- There will be a meeting on how to manage accounting in the future followed by a meeting on the reserve funds/budgeting to enable the Board to decide on 2022 dues for the residents.
- The Board discussed the residents that are past due in annual fees; agreeing upon appropriate action for each household (actions vary based on the amount past due & how far in arrears they are).
- The board decided to write off an approximate \$20 amount that another resident still owed that was based on an accounting error.

- Green Country will ask the City of Tulsa's Water Department to remove the water meter at the entrance of Elwood and 78th St. to save the monthly costs for the meter. The meter is not connected to any water lines.
- Green Country will set 90 day reminders before the major contracts (Insurance, Green Country, Pool, Ponds and Fountains, Landscaping) are up so the Board is able to review the contracts in a timely fashion to determine opportunities for competitive bidding.

Architectural Committee's Report:

- The following residents applied for Architectural Committee Plan Reviews and were approved:
 - 512 W 77th Pl; replacement of wooden deck in the back yard with concrete deck.
 - 7743 S. Frisco Ave.; roof replacement with GAF Timberline HDZ Lifetime Warranty Shingles, Color: Weatherwood.
- The Board decided that one resident in phase 2 will need to get another letter to install grass by September 30th. If no action is taken the board will levy a fine/penalty.
- A letter will be sent out to a house in Phase 3 demanding upkeep of general maintenance of the front yard and the area bordering the trail.
- All the board members will look at the fine catalogue that Sandra proposed and get back to her by September 30th with comments and suggestions.

Buildings / Grounds Report:

Doug will look into the following: Airbnb and short term leases: What are the city ordinances on that? What are the rules on dangerous dogs?

The board discussed a resident's request to stock the ponds with trout and came to the conclusion that unfortunately the weather in Tulsa is too hot for the trout to survive through the summer.

The board discussed whether solar panels can be installed on roofs and in yards. Michael will do research on this and report to the Board at the next board meeting.

Neighborhood clean up day: Doug will set a date for the clean up and check on city and private dumpsters.

Pool / Clubhouse Report:

The pool will close for the season at the end of the day of September 19th.

The board discussed replacing the mat between the clubhouse gate, bathrooms and pool gate and resurfacing it with the material used for the pool decking. The bathrooms would likely be resurfaced as well to make them less slippery. The costs for that will have to go into the 2022

budget. Green Country raised the question whether toilet paper might get stuck in the surface's creases.

Some of the pool furniture is in need of replacement/repair and needs to be addressed as a budget item in 2022.

Safety report:

New topic: Should we put up a fence along Elwood behind the end of the trail to deter homeless people and other non-residents from coming into the greenbelt? The board discussed different types of fences and the costs. The length would be 40-50 feet. Green Country will look at the prices for a 6ft Ameristar and a 5ft black chain fence.

Social Committee's Report:

The Board discussed a movie night event within the next few weeks and the Halloween event. The Halloween Event will stage at the Clubhouse on Sunday, Oct 31 (Halloween), and there will be security at the S Houston Ave. entrance.

Next board meeting: The next board meeting will be at 6:30 pm, October 12th, 2021, at the clubhouse.

Meeting adjourned: The meeting was adjourned at 9:10 pm.

Sandra Scharf, HOA Secretary