

Minutes of HOA Board Meeting, October 12, 2021
Meeting held at Stonebrooke Clubhouse

Call to order:

The meeting was called to order at 7:42 pm by the president KaDe Buxton. Board members in attendance were: KaDe Buxton, Wade Richardson, Michael Fellwock, Chris Major, Doug Carner, and Sandra Scharf. Holly Upthegrove was absent. Curtis Henley of Green Country HOA Management was also in attendance. There were no guests.

President's Report:

- Existing water issues against the west fence behind the clubhouse area are still being pursued. Photos of the problematic area are needed.
- KaDe wants to improve communication with residents through email, newsletter, website, and Facebook.
- Website progress: Website is being worked on. Original company hasn't proven the work they have done and has not been paid yet.

Vice-President's Report:

- Reserve study: Wade will email out the budget later this week to be looked at by all board members. There will be a separate budget meeting on October 26th at 6 pm to discuss the 20 year outlook, budget and dues assessment.

Secretary's Report:

- The minutes of the September board meeting, the P&L and the balance sheet for August were posted on the website.

Treasurer's Report:

Since Holly was not at the meeting, Wade pointed out some points in the reports:

- Costs for pool maintenance will be about 2,500\$ less than budgeted for the year.
- Security was budgeted at \$800 and will end up being \$0.
- The budget for the total utilities is about \$5,000 higher than the expenses will be at the end of the year.
- These surpluses will go into the reserve fund.

Architectural Committee's Report:

- The following residents applied for Architectural Committee Plan Reviews and were approved:
 - 421 W 77th St, received a variance for the roof shingle Atlas pinnacle Summer Storm.
 - 7743 S Frisco Ave: New house paint colors.
 - 649 W 77th St.: Roof shingles, color Pewter. The residents received the approval under the condition that the paint of the stucco will be changed to a white/light gray color by 12/31/2021.
 - 671 W 77th Pl.: Extension of existing roof in the back to cover the back patio.
 - The board discussed the newly constructed fence at the residence 422 W 78th St., which is not in compliance with the covenants. The resident claims that he submitted his building plans in 2017 and got them (including fence) approved by the board in 2017. After thorough investigation the board was not able to find written documentation from 2017. Conversations with former board members indicated that the building plans (including fence) were approved. Therefore, the board decided to accept the fence as is. The resident has received a formal variance.

- The Board discussed a resident in phase 2 that received a letter from Green Country to put down sod in the front yard. The grass has grown back sufficiently in some places and keeps growing. The Board decided that the lawn has enough grass coverage to prevent mudslides into the sidewalk.
- The Board discussed one resident that erected a white vinyl fence in his backyard.

- The draft fine catalogue was discussed. Sandra will make small changes and send it to the Board again. The Board will vote on it on October 26th.

Buildings / Grounds Report:

The clean up day was a success.

Pool / Clubhouse Report:

Pool cleaning will be done once every two weeks. Doug reported on non-slip floor covering for \$5/sqft that would be a good option for the floors between pool and bathrooms and in the bathrooms.

Safety report:

The board discussed costs for the fence along Elwood behind the trail. Further estimates are needed.

Social Committee's Report:

- The question of whether there should be welcome baskets for new residents was brought up again. A decision was postponed. The board decided to send out letters to each new resident in addition to the emails that are being sent out by Green Country. KaDe will put together a draft letter.
- Police security for the neighborhood exits for Halloween night will be difficult to obtain this year. Michael is in touch with a police officer and will report back.

Green Country's Report:

- The lights that didn't work at the 81st entrance were fixed.
- The small wooden bridge in the greenbelt has a broken post that needs to be fixed. Green Country will make temporary repairs. The bridge is budgeted for repairs in 2022.
- The board passed a motion that Green Country will authorize a lawn company with cutting and hauling off dead and fallen trees in an amount of up to \$2,500. Grinding will be done at a later time, with the priority being stumps close to residents' houses.
- Christmas lights will be embellished to include the bushes in front of the clubhouse.
- Green Country gave an overview of Stonebrooke's existing big contracts:
 - Lawnovation contract is oral; the written contract expired 31 March 2019, annual amount is \$55,614.
 - Pool contract runs from May-September and is \$ 9,200 annually.
 - TurnPro: Contract was signed 02/2020; 9 payments of \$499.
 - Green Country: Signed 12/2019 for one year with an annual auto renewal; \$13,695 annually.
 - Zoom contract was cancelled in January.

New issues:

Resident task forces will have to be established at the beginning of next year for the following topics:

- Hager creek erosion;
- Tulsa Hills etc. erosion and trash impacts;
- Tulsa Hills etc. impact on western fence (behind clubhouse);
- 81st St pedestrian bridge.

Next board meeting: The next board meeting will be on November 9, 2021, at 6:30 pm, at the clubhouse. There will be no board meeting in December. The Board decided on the following dates for further meetings: January 11, 2022; February 15, 2022; March 8, 2022; Annual meeting April 5, 2022.

Meeting adjourned: The meeting was adjourned at 9:37 pm.

Sandra Scharf, HOA Secretary