

Minutes of HOA Board Meeting, January 15, 2022
Meeting held at Buxton Electric

Call to order:

The meeting was called to order at 6:42 pm by the president KaDe Buxton. Board members in attendance were: KaDe Buxton, Wade Richardson, Michael Fellwock, Chris Major, and Sandra Scharf. Doug Carner attended over the phone. Holly Upthegrove was absent. Curtis Henley of Green Country HOA Management was also in attendance.

President's Report:

- Kudos to Wade for the reserve study and the social committee for the many events in 2021.
- Dues increase seems to have been accepted by most residents.
- New web page development is moving along.

Vice-President's Report:

- Development on the 81st / Houston pedestrian bridge issue is pending further discussion with Councilor Cue and CoT Engineering Director, Jeff Ball.
- Residents of a house on the north border of the neighborhood on W 77th St. reported that a tree on the non-SB side of the wall was encroaching on their property. Since SB does not own the property they have no jurisdiction. The residents are encouraged to contact the property owner and in case of removal to make sure that the tree roots are not removed to avoid damage to the wall.
- Green Country and Wade looked at the original pond maps and their depths (each one is designed to be 6ft deep). Recent measurements indicate that the ponds are 25-30% filled with silt. Continued evaluation is part of the 20 year plan in order to objectively determine if dredging is needed. The current premise is that the majority of siltation occurred during the construction of "Tulsa Hills" and "The Walk at Tulsa Hills" and at this point ongoing siltation input is minimized.
- The board decided on a nominating committee for the 2022 board. Doug will be the chairman of the committee and Sandra and Chris will help him.
- Green Country presented several bids from companies for the Christmas lights installation for the next two years. Wade made a motion that we proceed with the company SLK for their provided scope and fee including take down of the 2021 lights. Chris seconded the motion. The motion was passed unanimously.
- An ornamental iron / black vinyl chain link fence will be added on the south Elwood border from the end of the brick wall to the creek, then turn 90 degrees and follow the creek bed for about 50 feet to create a deterrent against potential pedestrian vagrant

traffic using that area to access Stonebrooke or from taking up shelter in the heavily wooded area of the neighborhood.

- Per the approved 2022 budget the following Reserve projects are kicked off:
 - Refurbishing of the two pedestrian bridges between pond 1 and 2 and down the path from the covered bridge (spring of 2022).
 - Pool and clubhouse structural settlement (before the start of the pool season).
 - Refinishing of the clubhouse foyer and restrooms flooring with a slip resistant finish (before the start of the pool season).
 - Replacement of broken pool furniture (before the start of the pool season, if possible).
 - Security camera update will be reviewed by Michael by the annual meeting.
 - Basketball court will be striped for basketball and pickleball.
- Upcoming annual contracts are being revisited and outbid competitively.
- Green Country will hire an electrician to lower the timers for the lights at the 81st entrance.

Treasurer's Report:

The November and December P&L's and Balance Sheets were approved as submitted.

Next board meeting: The next board meeting will be on February 15, 2022, at 6:30 pm, at the clubhouse.

Meeting adjourned: The meeting was adjourned at 9:13 pm.

Sandra Scharf, HOA Secretary