

Minutes of HOA Board Meeting, March 8, 2022
Meeting held at the Stonebrooke clubhouse

Call to order:

The meeting was called to order at 6:41 pm by the president KaDe Buxton. Board members in attendance were: KaDe Buxton, Wade Richardson, Doug Carner, Chris Major, Holly Upthegrove, and Sandra Scharf. Michael Fellwock was absent. Curtis Henley of Green Country HOA Management was also in attendance.

Vice-President's Report:

- Wade provided the pond depth surveys overlaid on the original construction as-builts to Green Country for digital storage. The pond surveys need to be compared to the new surveys to be taken in 5 years on the basis of the 20 year budget plan.
- Wade, Chris and Curtis met with Councilor Jeannie Cue and Paul Zachary of the City of Tulsa's Engineering Services to discuss the city cost sharing for the replacement of the 81st pedestrian bridge. The neighborhood was encouraged to submit a funding request with the City to receive money from the fund "Improve Our Tulsa (IOT2); Title 43-L-2021 - Capital Improvement Sales Tax; Council District Community Development Projects". Applying for the fund money will require the neighborhood to invest money into a preliminary design and an opinion of probable costs for the application. However, if the grant request is approved, the Councilor reassured the Board that there would be sufficient funds available to cover the majority of the bridge replacement. If the request is not approved there will be an option to have the sidewalk and bridge repaired on the City's budget between 2026 and 2028 when the city has plans to re-align the existing storm runoff in this area. In the meantime the neighborhood would have to make preliminary repairs to the bridge for it to last over the next few years. The costs for the patch up work will likely be close to the costs involved in the fund application.

Doug made a motion that Wade lead a task force which will coordinate the application to the City of Tulsa's fund "Improve Our Tulsa (IOT2); Title 43-L-2021 - Capital Improvement Sales Tax; Council District Community Development Projects" and if approved to oversee and facilitate the replacement/repair of the 81st Street pedestrian bridge. The work involved in the fund application process is not to exceed an amount of \$5,000. The motion was seconded by Chris and approved unanimously.

- The board discussed the quotes presented by Curtis for additional costs for the bridge repair between pond 1 and 2 and for the pillar caps for the bridge between pond 1 and 2 and the newly repaired pedestrian bridge behind the basketball court. The Board found the quotes for the pillar caps to be high and Chris and Curtis will look into further possibilities.

Wade made a motion that the Board move \$5,000 from the 2023 budget for the 81st Street pedestrian bridge project to the bridge rehab project between pond 1 and 2 and to approve the offer by Landmark for an additional \$5,000 for the bridge repair between ponds 1 and 2 due to increased scope and related material costs. The motion was seconded by Doug and the Board approved the motion unanimously.

- 20 year budget plan management going forward: The 20 year plan was created by the current HOA board, and is not part of Green Country's standard duties. Therefore Wade recommends the treasurer update the current year's expenses as needed throughout the year based on actual dollars spent when they differ from the budget, or based on changes made to budgeted projections (e.g. moving the \$10K budget for the bridge from 2023 to 2022).
- Green Country reported that there are now 286 properties in the neighborhood. The Board had based their monthly budgets and financial reports as well as the 20 year budget projection on the assumption that there were 279 houses. Wade made a motion that the Board adjust the monthly Budget and P&L reporting and the 20 year budget projection from the basis of 279 properties to the basis of 286 properties. The motion was seconded by Holly and approved unanimously.

Secretary's Report:

The minutes for the February board meeting were approved. Sandra will take over the Board Facebook site and the friend requests that are coming in.

Treasurer's Report:

The P&Ls and balance sheet for January were approved as submitted. Holly inquired about several items in the February Profit & Loss vs Budget. The February financial reports will be reviewed by the Board and approved at a later point.

Architectural Committee's Report:

The following resident applied for an Architectural Committee Plan Review and was approved:

- 7743 S Frisco Ave.: Patio cover

Buildings / Grounds Report:

- The Board discussed the standing water behind the western brick wall. Doug discovered that one resident had put a hole and pipe through the wall and had been draining water into the neighboring property. Doug will do further investigations.

- Quotes for re-stripping the basketball courts were discussed and deemed high. Chris will get a new quote for re-stripping the basketball court.

Pool / Clubhouse Report:

- Refinishing of the pool entryway and bathrooms: Green Country collected quotes for a “CoolCretre” surface finish. The best quote amounted to \$3,822. Wade suggested that the Board only resurface the entryway and not the bathrooms. Chris will look into different options for the bathrooms. Chris made a motion that we get a re-quote for resurfacing only the pool entryway with “CoolCretre” floor finish. If the quote comes back for under \$2,500 Chris will go ahead and have the work contracted. Wade seconded the motion and the motion was approved unanimously. The Board agreed that Chris (with KaDe’s help) will pick a color that is complementary with the pool decking. Ideally the work will be done by the end of March, and definitely prior to the pool season.
- Chris will fix the broken clubhouse water fountain.
- Chris reported on his efforts to acquire new pool furniture to replace the stained furniture pieces. There are 24 loungers, 38 chairs, 9 42in fiberglass tables, and 11 fiberglass end tables. The majority of the loungers and chairs are stained. Chris’ color recommendation is forest green which is a little darker than the green that is there now. With shipping being around \$450 the current annual budget only allows for the purchase of 8 loungers. Chris made a motion to buy 8 loungers with basket weave, color forest green. The motion was seconded by Doug and unanimously passed.
- KaDe reported that the AC/Heat units in the clubhouse restrooms are breaking down. The Board discussed the repair quote Green Country presented and whether it would make sense to only repair the heating unit and install vent fans instead of an AC unit for the summer. Green Country will get another opinion/quote from another AC/Heat company. The faulty heater will be turned off after the next freeze.

New Business:

- Nominating Committee: The letters to the residents will be sent out within the next few days. Sandra will make a post on the SB facebook page to see if anyone is interested in serving on the board.
- Sandra will reach out to the Church of the Nazarene for coordinating the annual meeting.

Next board meeting: The next board meeting will be the annual meeting on April 5, 2022, at 7 pm, at the Tulsa Hills Church of the Nazarene.

Meeting adjourned: The meeting was adjourned at 9:20 pm.

Sandra Scharf, HOA Secretary