

**Minutes of HOA Board Meeting, February 15, 2022**  
**Meeting held at the Stonebrooke clubhouse**

**Call to order:**

The meeting was called to order at 6:36 pm by the president KaDe Buxton. Board members in attendance were: KaDe Buxton, Wade Richardson, Michael Fellwock, Doug Carner, Chris Major, and Sandra Scharf. Holly Upthegrove called in over the phone. Curtis Henley of Green Country HOA Management was also in attendance.

**President's Report:**

- KaDe brought up the question whether the Board should install a gate in the planned fence along Elwood. After discussion the Board came to the conclusion that since the fence was installed for security reasons there was no good reason for a gate.

**Vice-President's Report:**

- The board discussed whether there should be inspections of repairs to make sure they are being made in accordance with the Hall Engineering requirements. Chris made a motion that the HOA spend up to \$500 for post-repair inspections by Hall Engineering for the repairs on the clubhouse entry structural settlement and the pedestrian bridges that were and will be conducted according to the reserve study. Wade seconded the motion. The motion was passed unanimously.
- Bridge repairs are scheduled for this week with the bridge between the basketball court and the covered bridge being first. The bridges will be taped off with yellow warning tape.
- Green Country is still working on getting bids for the striping of the basketball courts for basketball and pickleball. Chris will send Curtis a different contractor contact. The basketball court will be power washed first.
- The board discussed options for pool entryway and bathroom flooring. Chris mentioned that the garage epoxy flooring the Board had discussed in a prior meeting will likely be too slippery. Pool deck flooring will be the best option but will be more expensive. Curtis will follow up with pool decking companies.

**Secretary's Report:**

The minutes of the November and January board meetings, the P&Ls and balance sheets for November and December, and the fine catalog were posted to the website.

**Treasurer's Report:**

The board discussed whether the P&L comparison between the actual and last year's month's budget is accurate. The approval of the January balance sheet and P&Ls was postponed.

### **Architectural Committee's Report:**

- The following residents applied for Architectural Committee Plan Reviews and were approved:
  - 7842 S Indian Ave.: Replacement of flashing and shingles.
  - 679 W 78th St.: Roof repair with Atlas architectural shingles, weathered wood.

### **Buildings / Grounds Report:**

- The board discussed the timing of spring mulching and decided to do it at the same time as the spring planting instead of in February as proposed by the lawn company.

### **Security Report:**

- The discussion regarding upgrading the security cameras with license plate readers is staying open. The battery packs in the cameras will be renewed.

### **Pool / Clubhouse Report:**

- The clubhouse's entry structural settlement was finished this month. The Board looked at the work and at one of the wooden beams that is showing a crack. Curtis will investigate if further repairs are needed.
- The drinking fountain in the clubhouse has to be replaced. Curtis and Chris will look into replacement options and bids.
- Quarterly checks on the AC systems in the clubhouse have been set up.
- Chris reported on pricing of pool furniture to replace the stained loungers and stairs. Loungers cost about \$300 per piece, chairs cost about \$160 per piece. The HOA will buy new furniture within the approved budget. Chris and KaDe will decide on the colors of the new furniture.

### **New Business:**

- Doug reported on the work of the Nominating Committee for next year's board. 5 board members will be staying on and 2 board members will likely not be running again.

**Next board meeting:** The next board meeting will be on March 8, 2022, at 6:30 pm, at the clubhouse.

**Meeting adjourned:** The meeting was adjourned at 8:55 pm.

Sandra Scharf, HOA Secretary