

Minutes of HOA Board Meeting, May 10, 2022
Meeting held at the Stonebrooke clubhouse

Call to order:

The meeting was called to order at 7:32 pm by the president Doug Carner. Board members in attendance were: Doug Carner, Chris Major, Holly Upthegrove, Debbie Mocnik, Meredith Wasson, Scott Asbjornson and Sandra Scharf. Curtis Henley of Green Country HOA Management was also in attendance.

Green Country's Report:

- Curtis reported about the status of a faulty sprinkler line that resulted in the flooding of a yard in the Reserve. Lawnovations got involved and fixed the leak for free.
- TurnPro removed an empty mulch bag that had become stuck in one of the fountains. Bridge repair status: The pedestrian bridges between pond 1 and 2 and adjacent to the covered bridge were painted and the floorboards were sealed.
- The security cameras at 81st St are still down. Curtis informed the Board that since the cameras are down, now would be a good time to upgrade them. The Board will pick up that discussion at a later point.

President's Report:

- Doug reported on the standing water issue behind the brick wall on Indian Ave facing Tulsa Hills. The owner of one of the affected properties had some conversations with the owner of the adjacent property. Further talks are supposed to happen within the next few weeks. The Board also discussed the fact that the water channel that is running from Tulsa Hills into the neighborhood has been causing serious problems for the neighborhood because it was never finished correctly. The Board is still trying to locate the owner of that property.
- Doug will continue the neighborhood newsletters that were started last year.

Vice-President's Report:

- Chris received the pickleball tape and will tape the basketball court shortly. The Board discussed whether it would be a good idea to add a multi-use court which could be used for pickleball, 4 square and neighborhood events and what the best place for it would be. The discussion will be continued at a later point.

- The Board also discussed what other enhancements could be done to the amenities in the neighborhood. One idea was to add some furniture to the clubhouse.

Secretary's Report:

- The minutes of the annual meeting and the minutes of the April board meeting were approved and posted on the website. The updated 2022 annual budget and 20 year budget reflecting the number of houses in the neighborhood as 286 was posted under the minutes of the March board meeting.
- The changes to the Bylaws as approved at the annual meeting are being worked on. Sandra has obtained a copy of the Bylaws and will make the changes accordingly. After the changes have been made the new Bylaws will be sent to the registered agent Barber & Bartz. Curtis also informed the Board that we should file the Bylaws with the County. Sandra will send the new version of the Bylaws to Green Country for filing.

Treasurer's Report:

- Debbie reported on the April financials. The number of homeowners that haven't paid their 2022 dues has gone down to 6. 17 residents still owe late fees. The Board discussed the late fees and whether to excuse certain ones and decided that only extraordinary circumstances would be reason to waive the late fee. It was noted that there is a 30 day grace period from when dues are due and the late fee is applied.
- The Board discussed the price increases in both the Lawnovations and TurnPro contracts. Debbie reported that utility costs are also up by approximately 25%.

Architectural Committee's Report:

The following residents applied for an Architectural Committee Plan Review and were approved:

- 7726 S Guthrie Ave: New roof (Certaineed Landmark Pro Max Def Weathered Wood);
- 7738 S Indian Ave: New fence (6ft, cap and trim style);
- 529 W 77th St: New roof (Atlas Pinnacle Pristine Weathered wood).

The Board discussed the application of the homeowners of 7726 S Galveston Ave. who asked to install an 8 ft wooden fence in their backyard. The Board members discussed their impressions when looking at the yard in person and looked at photos of the yard and decided to allow the 8 ft fence because of the circumstances (elevation of the property, no privacy).

Pool / Clubhouse Report:

- The pool is ready to be opened up. The opening day will be May 27th.
- The concrete in the entrance area of the pool has been finished.

- The bathrooms and the pool area will be cleaned twice per week (Tuesdays and Fridays).
- Curtis from Green Country informed the Board that the heaters and fans for the pool bathrooms have been purchased and will be installed next week. He warned that because of the humidity there might be a need to run the existing fans for 24 h or install an additional circulation fan to have sufficient air circulation.
- Chris reported that 7 loungers have been ordered in a dark green color. Unfortunately they won't be delivered until 8 or 9 months from now. In the meantime Chris will try to paint the stained chairs and tables with a special car paint.
- The Board discussed which kind of additional mats could be installed in the pool bathrooms to prevent kids from slipping. Chris will look into garage padding and inform the Board about the results of his inquiries. Caution signs were also discussed.

New Business:

- Meredith is in touch with KaDe to take over the new website. She will report back once she has received everything. Debbie questioned whether the web host contract needed to be renewed. Meredith will follow up with KaDe.
- The Board discussed solar panels/roofs. Curtis informed the Board that most of the neighborhoods in Tulsa that he works with allow solar roofs/panels. The board decided to come up with some criteria for solar panels/roofs that would be acceptable.

Next board meeting: The next board meeting will be on June 27, 2022, at 6:30 pm, at the clubhouse.

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

Sandra Scharf, HOA Secretary