

Minutes of HOA Board Meeting, June 27, 2022
Meeting held at the Stonebrooke clubhouse

Call to order:

The meeting was called to order at 6:42 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:

- Green Country reported that the cameras at the entrances are not working properly. The discussion whether it makes sense to upgrade the existing cameras has been postponed.
- The Board discussed the installation of new/additional cameras at the clubhouse and the quotes that Green Country has received. The Board agreed that Green Country will purchase the camera system "The Night Owl" and install it.
- Green Country is in the process of collecting quotes for the removal of overgrowth under the covered bridge. So far they have quotes from Landmark for \$11,896 and from SLK for \$9,407.
- The Board discussed the existing problem with the trickle channel behind the playground. The rundown water coming from Tulsa Hills has been running underneath the trickle channel instead of into it thereby eroding the ground underneath the channel. The problem area is on land owned by Stonebrooke. Green Country is in the process of obtaining quotes for the work of redirecting the water into the channel. They have received a quote from Landmark for \$9,786. Doug has been talking to the owner of the neighboring property in an effort to share the costs.

President's Report:

- Doug reported on the progress around the 81st St pedestrian bridge. The City of Tulsa has indicated that it will take ownership with regards to the management of the bridge once it has been finished.
- Homeless situation: Trespassing forms have been filed with the Tulsa Police Department. New cameras will be ordered for the clubhouse. The Board decided to add No Trespassing signs at the entrances and the pool gate. Green Country already attached No Trespassing signs on both sides of the wall by the trickle channel behind the pool. Doug explained that the problem won't magically go away with crime being in Tulsa Hills but the Board will do the best they can to take care of the problem in the neighborhood.
- Debbie has been working on new wording for the Greenbelt and Trail rules that are stated on signs in three places in the greenbelt. She explained that the sign frames can

be painted with colors matching the other signs we have around the neighborhood before the new signs will be attached to the front. The Board will agree on the wording of the rules beforehand.

- The water leak at Elwood was repaired. Chris asked if there is an irrigation map and will contact former board members to find out.

Vice-President's Report:

Chris reported on the pickleball striping progress. He mentioned that the basketball court is always full of kids playing basketball whenever he is attempting to tape it and voiced his concern whether using the existing court for multiple sports is a good idea. The Board decided to look into constructing a multi-purpose court instead of striping the existing one. Green Country reported that another neighborhood paid about \$21,000 for a similar project.

Secretary's Report:

- The minutes of the May board meeting were approved and posted on the website.
- Sandra made the changes to the Bylaws that were decided at the annual meeting. The Board signed the new Bylaws into effect.

Treasurer's Report:

- Debbie reported on the May financial reports and several items that need to be re-coded before they can be posted to the website. The Board discussed several positions and whether they should be considered maintenance or capital expenses.
- Debbie reported that many residents that were past due with their due payments have paid their dues.

Architectural Committee's Report:

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

- 7726 S Galveston Ave. (8 ft. fence).
- 654 W 78th St. (French drain into the greenbelt).
- The Board will continue to do regular drive throughs through the neighborhood to detect covenant violations.

Social Committee:

- Holly talked about the recent social events Painting at the clubhouse with Tami Smith and the garage sale with picnic at night which were both received well by the neighbors. The Board also talked about the events that are planned for the next months: Movie night at the pool on July 8th and the End of summer pool party on August 14th. It was discussed that buying a screen rather than renting might make sense in the future.
- The Social Committee will start preparing Welcome Baskets for new residents that will include a letter with the most important information about the neighborhood and some goodies.

New Business:

- The Board will discuss the installation of new benches and outdoor furniture around the clubhouse and a new activity court in the vicinity of the clubhouse in August.
- The Board discussed the existing landscaping around the entrances and any changes that would be desirable.
- Meredith reported that she met with KaDe and Larry Buxton about the new Stonebrooke website. She will meet with Debbie to discuss the related costs for the editing of the website. The website still needs some adding of context but is looking good so far.
- The Board discussed adding a clean up day in the fall since the creeks are starting to collect trash.

Next board meeting: The next board meeting will be on July 18th, 2022, at 6:30 pm, at the clubhouse.

Meeting adjourned: The meeting was adjourned at 9:16 pm.

Sandra Scharf, HOA Secretary