

Minutes of HOA Board Meeting, October 19, 2022
Meeting held at the clubhouse

Call to order:

The meeting was called to order at 6:40 pm by the president Doug Carner. Board members in attendance were: Doug Carner, Chris Major, Debbie Mocnik, Sandra Scharf, Meredith Wasson, and Scott Asbjornson. Holly Upthegrove was absent. Curtis Henley from Green Country was also in attendance.

Green Country's report:

- Heaters in the bathrooms will be turned on when the next cold wave hits.
- The fountain in pond 2 was down due to a broken breaker and was repaired by Green Country.
- Sprinkler system schedule was changed to fall schedule.
- The board discussed the camera systems that could be installed at the northern Elwood entrance.
- Turnpro (company that cleans the ponds) will clean up spreading weeds between ponds 1 and 2.

President's Report:

- The board discussed the legal situation regarding the display of political signs in the neighborhood. Sandra obtained a legal opinion from a law firm which had the following result: There are no laws in OK that would impede the HOA from restricting political signs in the neighborhood. Constitutional rights are not a concern of the HOA since it is not a governmental entity and the residents are bound to the covenants through a contract. As a result the board decided to send out letters to residents to remove political signs. This is consistent with actions taken by prior boards. The board also discussed the ability to levy fines consistent with any covenant violations.
- The board decided to put a bathroom key in the clubhouse for people reserving the clubhouse.

Vice-President's Report:

- Chris reported that a few residents asked him about the plan to line the basketball court for pickleball. The board discussed installing a multi-purpose court and the best location for it. It would have enough room for a pickleball court as well as a smaller basketball hoop for little kids. The high noise level in relation to pickleball was also mentioned.

Treasurer's Report:

- Debbie reported that the HOA costs spent in summary are under budget.
- The board discussed the budget and projects that could be considered in the future:
 - Pool furniture: Debbie showed the board members several pictures of pool furniture. A purchase will have to be made at the latest in January for it to arrive on time for the pool season.
 - Furniture around the clubhouse. Debbie put together a budget for new picnic tables, a long table, benches and trashcans.
 - Landscaping around the clubhouse: The board reviewed two bids for new landscaping.
 - Shade on the patio in front of the clubhouse. The board discussed installing a pergola or sun sails.
 - Scott made a motion to purchase the patio furniture Debbie suggested, sun coverage and have landscaping done in front of the clubhouse for an amount not to exceed \$32,000. It was seconded by Doug and approved unanimously.

Architectural Committee's Report:

Several homeowners will receive letters for displaying political signs in their front yard. The rules for the greenbelt and trails and the basketball court were updated and posted on the website. They will also be sent out via letter/email. Based on that, letters will be sent out to residents for violations.

Social Committee:

- Holly reported that band night was well attended and Andolini's minimum was met.
- Halloween event: Johnny Outlaw Rock & Roll Concessions is booked for a food truck. We will have music playing by the clubhouse and the Halloween parade will be led by Matt Mize, state trooper from Stonebrooke and a fire truck. There will also be a Scavenger puzzle hunt for the kids. The Social Committee purchased custom Stonebrooke Halloween bags for kids and will sell them for \$1. The Social Committee will be offering prizes for best decorated houses with giveaways donated by Stonebrooke businesses.
- Planning on Stonebrooke Sports day, November 20, 1-4 pm or potentially later in the afternoon. Potential food truck planned. Basketball, volleyball, kickball, pickleball, cornhole, music is planned.
- December Santa event is planned again. House decorating contest with a custom Stonebrooke ornament for 1st place is planned like last year.

New Business:

- Meredith reported on the new website and showed the board members pictures. The website is almost ready to go live. Meredith and Sandra will meet and discuss last details. Meredith will upload some aerial photos of the neighborhood.
- The board discussed efforts made to purchase trees for the islands and other areas in the neighborhood. The board discussed whether trees could be planted in the greenbelt detention area behind the basketball court. Curtis stated that he would be able to purchase small trees for a reasonable price. The board decided to purchase the trees and start planting.

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

Meeting adjourned: The meeting was adjourned at 9:01 pm.

Sandra Scharf, HOA Secretary