

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

Call to order:

The meeting was called to order at 6:37 pm by the president Doug Carner. Board members in attendance were: Doug Carner, Chris Major, Debbie Mocnik, Meredith Wasson, and Scott Asbjornson. Holly Upthegrove arrived later. Sandra Scharf called in over the phone.

President's Report:

- Doug reported on the cameras that the Board talked about installing at the gates. The entrance at 77th St. is already wired and it should be easy to add a camera at the gate.
- One of the gates of the guard houses has rotted away. Bruce Gardner will put together a quote to replace the gate.
- The replacement parts for the clubhouse water fountain have come in and will be installed at a later point.
- Doug reported that he removed a homeless camp behind the wall on the Tulsa Hills side about a week ago.
- The Board decided to reschedule the work day that had been scheduled for September 24th for several reasons, one of which being that the dumpster won't be available that weekend. The new work day will be Oct 15th. Two dumpsters will be delivered a day before.

Vice-President's Report:

- Chris reported on an incident that happened at the pool. Doug made a motion that the Board only give out video footage from our neighborhood cameras to law enforcement upon legal request and not to residents. It was seconded by Chris and approved unanimously.
- The pool closed on September 18th.

Treasurer's Report:

- Debbie reported that we are on budget through August. Utility costs continue to be higher than budgeted, but we have conserved costs in other areas.
- Litigation has been started on two residences that are in arrears on dues.
- Debbie reminded the Board that the projects that need to be taken on and budgeted for next year need to be determined.
- Scott made a motion to accept Green Country's contract proposal for 2023. Doug seconded the motion and it was passed unanimously.

- The frames for the greenbelt signs were painted and the new signs will be attached to the frames shortly.

Architectural Committee's Report:

The following resident applied for an Architectural Committee Plan Review::

- 716 W 79th St.: Application received for installation of a permanent basketball goal in Phase 3. Phase 3 covenants allow for portable goals. While the board felt that permanent goals may be aesthetically more pleasing, it still would be a violation of the covenants. Therefore the board denied this request but also stated that should the resident wish to pursue a Phase 3 covenant change to allow for permanent goals, the board would provide assistance as to the wording of the change in order to ensure consistency with the style, etc. of permanent goals between the different Phases.
- The Board discussed signage in the neighborhood and whether the Board should be allowed to pre-allow certain signs. There has been some disagreement among residents regarding the display of political signs. Sandra will find out the legal situations regarding political signs.

Social Committee:

Band cover night with Andolini's food truck will happen on September 24th. Holly encouraged the board members to tell their neighbors about the upcoming events and to encourage the neighbors to bring friends.

Holly reported on the plans to buy Stonebrooke Halloween bags for the neighborhood kids if there is enough money left in the budget.

New Business:

- Scott reported on his efforts of planting new trees on the cul-de-sac islands and in the greenbelt. The costs for one tree are between \$300 and \$600 including one year of servicing. If a resident would like to plant trees for no costs of the neighborhood a plan needs to be brought to the board for approval.
- Website: Meredith reported on the website progress. It was discussed to add a map with nearby attractions to the neighborhood.

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

Meeting adjourned: The meeting was adjourned at 8:43 pm.

Sandra Scharf, HOA Secretary