

Minutes of HOA Board Meeting, November 8, 2022
Meeting held at the clubhouse

Call to order:

The meeting was called to order at 6:45 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 joined for part of the meeting, Curtis Henley from Green Country was also in attendance.

A Notary Public joined the board for a short while to witness the board members sign the changed version of the bylaws.

Green Country's report:

- Keys to the bathrooms are now on a hook in the clubhouse.
- The lights in the pond fountains are dim and will be examined shortly.
- Landmark came out and looked at the clubhouse patio for the installation of a sun sail. Curtis and Chris proposed to do another sun sail on steel posts in the pool area. Landmark's price for 6 inch steel posts are \$650 or \$750 each depending on the number purchased, and \$475 each for 4 inch poles. Planned are 4 sails for both spaces. The board discussed whether 4 inch poles would be sufficient or whether 6 inch poles are needed.
- Carpenter ants which had been found in the 81st St gate house were taken care of.

President's Report:

- The pedestrian bridge replacement is on schedule and will start in spring of 2023.
- Doug managed to get the City of Tulsa to agree to remove the undergrowth under the covered bridge. The work will be done within the next couple of months.

Treasurer's Report:

- The board discussed the 2023 operational and capital budget. One of the major cost factors in the future will be the brick wall surrounding the neighborhood, especially the part bordering Tulsa Hills. The Board discussed whether it would make sense to replace the brick wall with a concrete wall in that area. This would cost more initially but save money in the long term. The board decided to further investigate related costs and vote on the budget after that has been done.
- Doug made a motion that the annual dues will be increased to \$800. Debbie seconded and it was approved unanimously. The reasons are the price increases the board is

seeing for the maintenance and upkeep of the neighborhood and the expected costs of future repairs, especially in relation to the brick wall.

Architectural Committee's Report:

- Several homeowners received letters for displaying political signs in their front yards.
- The board discussed the rules for drainage from the lots along the trail in phase 3. After review of the covenants and the City of Tulsa's Stormwater Management Criteria Manual prevention of water flow from a lot is the lot owner's responsibility. Respective letters will be sent out to the homeowners.

Social Committee:

- The Halloween event food truck met its minimum. The social committee spent \$451 total.
- Stonebrooke Sports Day is planned for November 20, 3-5 pm with Andolini's food truck. Basketball, volleyball, kickball, pickleball in a neighbor's driveway, cornhole, horseshoes, soccer and music are planned. No cost unless Andolini's does not meet its minimum of \$1,000.
- Santa event will be December 4th, \$500 expected cost. The social committee is planning a house decorating contest with a custom Stonebrooke ornament for 1st place.

New Business:

The Board discussed installing dog waste bins in the greenbelt and by the clubhouse. Debbie made a motion that two poop dispensers are purchased. It was seconded by Scott and approved unanimously.

Next board meeting: The next board meeting will be in January 2023 (date tbd) at the clubhouse. There won't be a meeting in December.

Meeting adjourned: The meeting was adjourned at 8:52 pm.

Addendum:

- After the board meeting the Board voted unanimously to only install one dog waste bin for the time being. Whether a second one is needed will be decided at a later point.
- After reviewing the costs for sun sails that will be installed in the pool area and by the clubhouse Doug made the motion to increase the budget for the sun sails from \$7,000 to \$9,500. It was seconded by Scott and unanimously approved.
- After obtaining initial cost estimates for the repair/replacement of the western brick wall the Board finds it most sensible to move the initially for 2023 budgeted costs for the

repair of the Western brick to 2024 until the Board has had more time to make further investigations into the repair/replacement. Doug made a motion to approve the 2023 budget and the Long-range financial plan that moves the adjusted repair costs for the brick wall repair from 2023 to 2024. It was seconded by Scott and approved unanimously. The 2023 budget and the Long-range plan will be posted on the website.

Sandra Scharf, HOA Secretary