

**Stonebrooke Owners Association, Inc.  
Annual Homeowners Meeting**

**Tuesday, April 22<sup>nd</sup>, 2014 - 6pm  
Tulsa Hills Church of the Nazarene**

**Agenda**

- 1) Call to Order
- 2) Officer Reports:
  - i) President
  - ii) Treasurer
  - iii) Other
- 3) Old Business
- 4) New Business
- 5) Q&A
- 6) Nominations for Board of Directors
- 7) Vote
- 8) Adjournment

## 2014 Stonebrooke Cash Projections

4/21/2014

	Credits	Debits	
Cash Position as of 12/31/2013			\$66,558.07
2014 Dues Collections	\$164,250.00		
2014 YTD Actual Expenses		(\$47,128.51)	
Current Cash Position			\$183,679.56
April-December 2014 Budgeted Expenses		(\$130,333.49)	
2013-4 Dues Still Owed (estimated)	\$14,500.00		
Projected 12/31/14 Cash Position			<u><u>\$67,846.07</u></u>

**2013 SBHOA EXPENSES BREAKDOWN AND COMPARISON**  
1/14/2014

2013 Dues	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Total Received YTD	2013 Budget	2011 Actuals	2012 Actuals		
	\$ 119,120.00	\$ 19,050.00	\$ 19,050.00	\$ 3,500.00	\$ 5,500.00	\$ 5,500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 150,670.00	\$ 143,000.00	\$ 124,746.36	\$ 117,580.14		
Misc Income																\$ 2,649.66	\$ 1,447.28	
Donation for Landscape																	\$ 24,969.86	
<b>Total 2013 Income</b>																	<b>\$ 152,365.88</b>	<b>\$ 118,727.42</b>
<b>City of Tulsa - Water/Sewer</b>																		
420 W 77th St	\$ 7.76	\$ 7.76	\$ 7.76	\$ 7.76	\$ 7.76	\$ 7.76	\$ 10.73	\$ 34.49	\$ 43.40	\$ 40.43	\$ 40.43	\$ 160.94	\$ 87.80					
611 W 77th Pl	\$ 4.50	\$ 4.50	\$ 4.50	\$ 4.50	\$ 4.50	\$ 13.41	\$ 37.17	\$ 46.08	\$ 40.43	\$ 49.05	\$ 39.79	\$ 20.71						
701 W 81st St	\$ 13.52	\$ 37.28	\$ 13.52	\$ 13.52	\$ 13.52	\$ 19.46	\$ 79.166	\$ 2,137.07	\$ 2,153.56	\$ 1,709.39	\$ 1,280.11	\$ 195.73						
641 W 79th St	\$ 52.02	\$ 7.47	\$ 4.50	\$ 4.50	\$ 4.50	\$ 4.50	\$ 4.50	\$ 4.50	\$ 4.50	\$ 4.50	\$ 4.81	\$ 4.81						
7818 S Indian Ave	\$ 60.58	\$ 60.58	\$ 68.26	\$ 60.58	\$ 69.49	\$ 263.56	\$ 168.52	\$ 239.63	\$ 248.90	\$ 205.58	\$ 85.56	\$ 85.56						
423 W 78th St	\$ 10.73	\$ 7.76	\$ 7.76	\$ 7.76	\$ 7.76	\$ 10.73	\$ 37.46	\$ 67.16	\$ 52.31	\$ 64.19	\$ 189.56	\$ 100.52						
<b>Total Water Cost</b>																		
	\$ 149.11	\$ 123.35	\$ 106.30	\$ 98.62	\$ 107.53	\$ 322.39	\$ 1,073.80	\$ 2,537.84	\$ 2,539.84	\$ 2,073.14	\$ 1,760.77	\$ 495.13	\$ 11,389.82	\$ 12,000.00	\$ 13,799.61	\$ 10,974.97		
<b>AEP - Power</b>																		
420 W 77th St (3)	\$ 183.70	\$ 183.70	\$ 183.72	\$ 186.79	\$ 189.11	\$ 189.11	\$ 189.11	\$ 188.83	\$ 188.05	\$ 188.67	\$ 188.16	\$ 188.49	\$ 187.70					
420 W 77th St (0)	\$ 60.46	\$ 59.14	\$ 47.81	\$ 46.86	\$ 48.14	\$ 47.77	\$ 47.06	\$ 48.51	\$ 48.51	\$ 42.74	\$ 51.68	\$ 51.58	\$ 47.73					
611 W 77th Pl	\$ 76.68	\$ 72.17	\$ 56.40	\$ 59.33	\$ 55.08	\$ 55.93	\$ 58.95	\$ 56.85	\$ 60.44	\$ 61.29	\$ 62.42	\$ 63.68						
701 W 81st St "A"	\$ 219.55	\$ 236.13	\$ 209.06	\$ 242.96	\$ 277.86	\$ 124.59	\$ 166.11	\$ 181.41	\$ 181.41	\$ 256.45	\$ 315.70	\$ 298.80	\$ 240.21					
701 W 81st St "GH"	\$ 94.55	\$ 93.94	\$ 59.45	\$ 59.89	\$ 63.81	\$ 123.80	\$ 8.09	\$ 59.75	\$ 71.30	\$ 86.30	\$ 84.81	\$ 78.73						
420 W 78th St	\$ 238.77	\$ 238.77	\$ 238.82	\$ 245.39	\$ 245.80	\$ 245.80	\$ 245.43	\$ 244.38	\$ 245.20	\$ 244.55	\$ 244.94	\$ 243.93						
671 W 78th St	\$ 49.67	\$ 57.16	\$ 51.77	\$ 68.09	\$ 65.22	\$ 209.88	\$ 422.86	\$ 440.57	\$ 520.75	\$ 461.72	\$ 106.04	\$ 62.61						
7818 S Indian Ave (Club Hse)	\$ 50.39	\$ 36.35	\$ 21.91	\$ 23.07	\$ 17.86	\$ 21.60	\$ 19.70	\$ 17.33	\$ 30.10	\$ 10.89	\$ 15.72	\$ 15.72						
423 W 78th St	\$ 138.23	\$ 145.81	\$ 132.16	\$ 146.73	\$ 167.37	\$ 151.30	\$ 166.38	\$ 160.52	\$ 189.94	\$ 163.60	\$ 161.74	\$ 144.50						
<b>Total Electricity Cost</b>																		
	\$ 1,112.00	\$ 1,126.17	\$ 1,001.10	\$ 1,083.17	\$ 1,130.25	\$ 1,169.78	\$ 1,343.41	\$ 1,397.37	\$ 1,595.59	\$ 1,593.89	\$ 1,198.82	\$ 1,084.31	\$ 14,831.86	\$ 17,000.00	\$ 18,642.54	\$ 15,227.18		
ONG - Nat Gas	\$ 72.38	\$ 91.75	\$ 91.83	\$ 61.63	\$ 85.44	\$ 47.91	\$ 44.21	\$ 41.03	\$ 40.33	\$ 39.71	\$ 42.93	\$ 63.16	\$ 722.31	\$ 700.00	\$ 837.55	\$ 569.86		
AT&T - Phone	\$ 78.98	\$ 88.94	\$ 86.82	\$ 86.52	\$ 87.90	\$ 86.60	\$ 86.47		\$ 183.49			\$ 270.82	\$ 1,056.54	\$ 1,060.00	\$ 990.72	\$ 937.85		
Pool Service Agreement				\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 361.50		\$ 6,600.00	\$ 6,600.00	\$ 5,799.96	\$ 5,073.30		
Pool Supplies & Repairs				\$ 100.00	\$ 100.00	\$ 560.70	\$ 736.06	\$ 915.48	\$ 150.00	\$ 150.00	\$ 361.50		\$ 2,823.74	\$ 4,500.00	\$ 10,614.97	\$ 3,983.32		
Landscape Service Agreement	\$ 4,188.68	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 52,918.68	\$ 52,918.68	\$ 51,371.58	\$ 50,027.14		
Landscape Misc	\$ 1,454.00			\$ 10,070.00	\$ 1,557.90	\$ 300.00	\$ 300.00	\$ 2,050.00	\$ 6,280.00	\$ 2,215.00	\$ 776.00	\$ 776.00	\$ 24,402.90	\$ 21,000.00	\$ 3,360.00	\$ 20,900.00		
Monthly Maint. Agreement	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 3,600.00	\$ 3,600.00	\$ 2,700.00	\$ 2,700.00		
Clubhouse & Parks Maint.	\$ 170.25	\$ 55.27	\$ 968.17	\$ 533.90	\$ 700.01	\$ 159.76	\$ 90.87	\$ 216.46	\$ 128.53		\$ 800.85	\$ 800.85	\$ 3,824.07	\$ 6,000.00	\$ 12,371.69	\$ 4,178.10		
Misc Bank/ Office Supplies	\$ 11.95	\$ 5.95	\$ 106.27	\$ 58.04	\$ 237.05	\$ 5.95	\$ 5.95	\$ 5.95	\$ 5.95	\$ 145.95	\$ 5.95	\$ 5.95	\$ 600.91	\$ 650.00	\$ 134.85	\$ 485.05		
Webhosting					\$ 131.28			\$ 6,823.07					\$ 131.28	\$ 150.00	\$ 131.28	\$ 131.28		
Contingency													\$ 6,823.07	\$ 10,000.00	\$ -	\$ -		
Legal Fees													\$ -	\$ 800.00	\$ 125.00	\$ -		
Insurance													\$ -	\$ 4,600.00	\$ 8,185.00	\$ 4,368.00		
Snow Removal								\$ 4,383.00					\$ 4,383.00	\$ 4,600.00	\$ 1,500.00	\$ 1,500.00		
Property Taxes													\$ 24.00	\$ 25.00	\$ 38.61	\$ 21.00		
<b>Total Monthly Expense</b>																		
	\$ 7,537.35	\$ 6,223.43	\$ 7,050.49	\$ 7,751.88	\$ 18,348.18	\$ 9,872.27	\$ 9,210.77	\$ 20,003.77	\$ 10,230.24	\$ 15,403.68	\$ 9,953.47	\$ 8,226.22	\$ 129,911.75	\$ 141,609.68	\$ 127,897.36	\$ 119,517.05		

2014 SBHOA EXPENSES BREAKDOWN AND COMPARISON

4/21/2014

INCOME	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Total Received YTD	2014 Budget		2011 Actuals	2012 Actuals	2013 Actuals
2014 Dues	\$ 141,450.00	\$ 12,200.00	\$ 10,600.00			\$ 164,250.00	\$ 178,750.00		\$ 124,746.36	\$ 117,580.14	\$ 150,670.00
Misc Income	\$ 949.00	\$ 310.13	\$ 385.13			\$ 1,644.26			\$ 2,649.66	\$ 1,147.28	\$ 1,102.70
Donation Income									\$ 24,969.86		
Refund SBD for Phase III Dues	\$ (500.00)										
<b>Total 2014 Income</b>	<b>\$ 141,899.00</b>	<b>\$ 12,510.13</b>	<b>\$ 10,985.13</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 164,250.00</b>	<b>\$ 178,750.00</b>		<b>\$ 152,365.88</b>	<b>\$ 118,727.42</b>	<b>\$ 150,670.00</b>
<b>EXPENSES</b>											
<i>City of Tulsa - Water/Sewer</i>											
420 W 77th ST	\$ 8.30	\$ 17.84	\$ 14.66	\$ 8.30							
611 W 77th Pl	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81							
701 W 81st ST	\$ 14.47	\$ 87.61	\$ 14.47	\$ 14.47							
641 W 79th St	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81							
7818 S Indian Ave	\$ 85.56	\$ 85.56	\$ 85.56	\$ 85.56							
423 W 78th St	\$ 11.48	\$ 24.20	\$ 17.84	\$ 8.30							
<b>Total Water Cost</b>	<b>\$ 129.43</b>	<b>\$ 224.83</b>	<b>\$ 142.15</b>	<b>\$ 126.25</b>	<b>\$ -</b>	<b>\$ 622.66</b>	<b>\$ 12,000.00</b>	<b>5%</b>	<b>\$ 13,793.61</b>	<b>\$ 10,974.97</b>	<b>\$ 11,389.82</b>
<i>AEP - Power</i>											
420 W 77th St (3)	\$ 187.76	\$ 187.76	\$ 187.79								
420 W 77th ST (0)	\$ 60.56	\$ 56.18	\$ 47.71	\$ 46.80							
611 W 77th Pl	\$ 81.56	\$ 75.78	\$ 56.81	\$ 54.53							
701 W 81st St "A"	\$ 260.22	\$ 239.66	\$ 170.55								
701 W 81st St "GH"	\$ 94.70	\$ 86.34	\$ 70.21								
420 W 78th ST	\$ 244.00	\$ 244.00	\$ 244.02	\$ 244.06							
671 W 79th St	Blank										
7818 S Indian Ave (Club Hse)	\$ 71.67	\$ 72.49	\$ 66.96	\$ 55.82							
423 W 78th ST	\$ 54.20	\$ 34.15	\$ 15.14	\$ 17.50							
611 W 80th St (Reserve)	\$ 156.78	\$ 150.31	\$ 147.32								
<b>Total Electricity Cost</b>	<b>\$ 1,211.45</b>	<b>\$ 1,146.67</b>	<b>\$ 1,006.51</b>	<b>\$ 418.71</b>	<b>\$ -</b>	<b>\$ 3,783.34</b>	<b>\$ 15,500.00</b>	<b>24%</b>	<b>\$ 18,642.54</b>	<b>\$ 15,227.18</b>	<b>\$ 14,831.86</b>
<b>ONG - Nat Gas</b>	<b>\$ 102.21</b>	<b>\$ 79.99</b>	<b>\$ 83.93</b>	<b>\$ 55.25</b>		<b>\$ 321.38</b>	<b>\$ 780.00</b>	<b>41%</b>	<b>\$ 837.55</b>	<b>\$ 569.86</b>	<b>\$ 722.31</b>
<b>AT&amp;T - Phone</b>	<b>\$ 89.44</b>	<b>\$ 109.71</b>		<b>\$ 103.91</b>		<b>\$ 303.06</b>	<b>\$ 1,300.00</b>	<b>23%</b>	<b>\$ 990.72</b>	<b>\$ 937.85</b>	<b>\$ 1,056.54</b>
<b>Pool Service Agreement</b>			<b>\$ 1,000.00</b>			<b>\$ 1,000.00</b>	<b>\$ 6,600.00</b>	<b>15%</b>	<b>\$ 5,799.96</b>	<b>\$ 5,073.30</b>	<b>\$ 6,600.00</b>
<b>Pool Supplies &amp; Repairs</b>	<b>\$ 400.00</b>					<b>\$ 400.00</b>	<b>\$ 3,250.00</b>	<b>12%</b>	<b>\$ 10,614.97</b>	<b>\$ 3,983.32</b>	<b>\$ 2,823.74</b>
<b>Landscape Service Agreement</b>	<b>\$ 4,430.00</b>	<b>\$ 4,430.00</b>	<b>\$ 4,430.00</b>	<b>\$ 4,430.00</b>		<b>\$ 17,720.00</b>	<b>\$ 53,160.00</b>	<b>33%</b>	<b>\$ 51,371.58</b>	<b>\$ 50,027.14</b>	<b>\$ 52,918.68</b>
<b>Landscape Misc</b>			<b>\$ 1,380.00</b>			<b>\$ 1,380.00</b>	<b>\$ 12,500.00</b>	<b>11%</b>	<b>\$ 3,360.00</b>	<b>\$ 20,900.00</b>	<b>\$ 24,402.90</b>
<b>Tree Installation (Donation)</b>			<b>\$ 15,095.00</b>								
<b>Monthly Maint. Agreement</b>	<b>\$ 300.00</b>	<b>\$ 300.00</b>	<b>\$ 300.00</b>			<b>\$ 900.00</b>	<b>\$ 3,600.00</b>	<b>25%</b>		<b>\$ 2,700.00</b>	<b>\$ 3,600.00</b>
<b>Clubhouse &amp; Parks Maint.</b>	<b>\$ 660.00</b>					<b>\$ 660.00</b>	<b>\$ 5,000.00</b>	<b>13%</b>	<b>\$ 12,371.69</b>	<b>\$ 4,178.10</b>	<b>\$ 3,824.07</b>
<b>Projects</b>											
Bridge Maintenance/Repair	\$ 21,072.18					\$ 21,072.18	\$ 17,000.00	124%			
Stormwater Drainage Repair				\$ 1,481.00		\$ 1,481.00	\$ 1,800.00	82%			
Club House painting				\$ 1,250.00		\$ 1,250.00	\$ 1,250.00	100%			
Irrigation Repair (Guthrie Cul de Sac)						\$ -	\$ 800.00	0%			
Greenbelt/Common Area Maintenance						\$ -	\$ 12,000.00	0%			
Rock Wall Stabilization						\$ -	\$ 1,000.00	0%			
Rock Wall Ongoing Maintenance						\$ -	\$ 1,200.00	0%			
Pond Maintenance						\$ -	\$ 2,500.00	0%			
Entrance/Island Refresh				\$ 4,091.50		\$ 4,091.50	\$ 10,000.00	41%			
Repair Damage to entrances						\$ 660.04					
<b>Misc Bank/ Office Supplies</b>	<b>\$ 16.45</b>	<b>\$ 5.95</b>	<b>\$ 5.95</b>	<b>\$ 5.95</b>		<b>\$ 34.30</b>	<b>\$ 650.00</b>	<b>5%</b>	<b>\$ 134.85</b>	<b>\$ 485.05</b>	<b>\$ 600.91</b>
<b>Webhosting</b>						<b>\$ -</b>	<b>\$ 145.00</b>	<b>0%</b>	<b>\$ 131.28</b>	<b>\$ 131.28</b>	<b>\$ 131.28</b>
<b>Capital Reserve Fund [*14-\$10k, *15+ -\$20k]</b>						<b>\$ -</b>	<b>\$ 10,000.00</b>	<b>0%</b>			
<b>Legal Fees</b>						<b>\$ -</b>	<b>\$ 1,000.00</b>	<b>0%</b>	<b>\$ 125.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Insurance</b>						<b>\$ -</b>	<b>\$ 4,400.00</b>	<b>0%</b>	<b>\$ 8,185.00</b>	<b>\$ 4,368.00</b>	<b>\$ 4,383.00</b>
<b>Snow Removal</b>									<b>\$ 1,500.00</b>		
<b>Property Taxes</b>						<b>\$ -</b>	<b>\$ 27.00</b>	<b>0%</b>	<b>\$ 38.61</b>	<b>\$ 21.00</b>	<b>\$ 24.00</b>
<b>Total Monthly Expense</b>	<b>\$ 7,338.98</b>	<b>\$ 6,297.15</b>	<b>\$ 8,348.54</b>	<b>\$ 5,140.07</b>	<b>\$ -</b>	<b>\$ 47,128.51</b>	<b>\$ 177,462.00</b>	<b>27%</b>	<b>\$ 127,897.36</b>	<b>\$ 119,577.05</b>	<b>\$ 129,911.75</b>

Unfunded projects with cost estimates:

Description:	Estimated Cost
Storm maintenance	\$ 8,000.00
Replacing trees damaged in Dec storm that were planted in 2013 program, not covered in warranty	\$ 1,000.00
Update grounds contract to include more mulch, entry plantings, etc.	\$ 2,000.00
Yr 2 of Pro-active tree planting program	\$ 10,000.00
Creek - major maintenance	\$ 10,000.00
Stump removal	\$ 2,000.00
Link sidewalks at 81st street entrance	\$ 1,500.00

Unfunded projects with no cost estimates:

- New Trees/plantings in cul-de-sac in Phase III
- Repair stonework at clubhouse and bridge
- Inspection of stone wall in greenbelt
- Inspection (and possible repair and weatherproofing) of 3 wooden pedestrian bridges
- Crooked street light poles
- Inspect brick walls -- consider weatherproofing
- Repair damaged fence at clubhouse