

**Stonebrooke HOA Annual April Board Meeting Minutes**  
**Tuesday- April 7, 2015**  
**Tulsa Hills Church of the Nazarene**

Meeting commenced at 6:17 pm. Called to Order by Harry Gordon. 40+ residents in attendance.

Board Members in Attendance: Jeff Stava, Harry Gordon, Debbie Mocnik, Jeff Fulco, Grant Oden, Hunter Mattocks **Absent:** Glen Mulready

- I. Welcome and Call to Order** by Harry Gordon (President) at 6:17 pm.
- II. Introduction of current 2014 Board**
  - a. Harry Gordon -President
  - b. Hunter Mattocks-Vice-president
  - c. Jeff Stava-Treasurer
  - d. Jeff Fulco -Secretary
  - e. Debbie Mocnik-Website & Social Committee Manager
  - f. Glen Mulready-Grounds Manager
  - g. Grant Oden-Pool & Fountain Manager
- III. Introduction of advisors and special contributors**
  - a. Ashli Rogers - Clubhouse reservation coordinator
  - b. Randy Branstetter-Developer, covenant advisor, etc
- IV. Determination of Quorum-** 1/10 of voting members required -quorum met with approximately 40 homeowners in attendance.
- V. HOA Board Officer Reports:**
  - **President: (Harry Gordon):**
    1. Discussion about communication among the community. Everyone is doing an excellent.
    2. Discussion about highlights of past year's accomplishments-covered bridge, storm water-erosion of trees on bank, city councilor -Jeannie Cue will speak about our concerns/projects. She was instrumental in getting city engineers to put rip-rap near bridge. Community events are being held with the help of homeowners. Ponds/fountains/lights are very important. No questions were raised so Jeannie Cue was introduced to speak to HOA.
    3. Jeannie Cue: talked about our community-highway 75- special thanks to Glen Mulready who represents our area very well, traffic flow is an issue, flooding is an issue, public meetings are for everyone for information-she wants to know our issues -email her any time. Our area has grown- need to know the facts and we need a plan for our area roads, etc. Waiting on a review from Simon Maul.  
Questions to Jeannie Cue: 91<sup>st</sup> and Elwood traffic and widening of Elwood. Question -Concerns about Elwood and schools and possible widening. Question- 81<sup>st</sup> and Highway 75 roads - on 8 year plan. Senator Inhofe knows about the problem and Glen is aware of it- want infrastructure in the future. Question about Tulsa Hill's ditches - catching runoff and trash that is coming in to our subdivision-Jeannie

will ask about this and get it cleaned up. Question about streams and flooding/washing between the ponds after big rains. Question about dead trees on the Tulsa Hills side between our subdivision and them- by code they should be replaced.

- **Vice-President: (Hunter Mattocks):**
  1. Discussed projects being completed by our handyman thru Bruce Gardner and is a big help. (No questions)
- **Treasurer's Report (Jeff Stava): see attachment of current position**
  1. Discussion on the budget for next year. As of 12/31/2014, we had expenses of \$168,089 vs a budget of \$177,462.
  2. Expenses have increased over the past year.
  3. Discussed the group of projects on the 2015 Expenses Breakkdown sheet.
  4. Water lines now considered as commercial not residential ie we will receive a \$4331 rebate –non cash credit.
  5. Carryover expenses from last year is \$14,300.
  6. Current position today is \$212,751 and \$159,569 to be spent.
  7. \$76,558 in emergency reserve fund with \$20,000 each year allocated to the reserve fund.
  8. Should have an extra \$8000 by YE.
  9. Line items discussed such as Bathroom cleaning, Clubhouse cleaning, Fountains, Pond Maintenance, etc
  10. Project list- went thru each and discussed and working with the City.
  11. Questions from residents about Stonebrooke and Reserve dues, lighting outside of Clubhouse needs fixing, phone line at pool?
- **Secretary (Jeff Fulco):**

Discussed minutes of the meetings and that all attachments are included as part of the minutes. In addition, all email approved items are also included in the minutes. Discussed how we operate as a group on issues using email for discussions/approvals.
- **Grounds Liaison (absent-Glen Mulready): Read his report**
  1. Glen is our State Representative and interfaces with Lawnovations.
  2. Discussed the Ponds and Ponds RX contact.
  3. Anonymous donor is willing to donate trees Phase IV and Lawnovations will do the planting again.
  4. Spring clean-up day is coming in May.
  5. Walking path damage from construction has been repaired in three or four places.
  6. Questions: stump grinding –Reserve and Phase III will they be removed? There are 40+ stumps to be removed –budgeted \$2000 for this but may not be enough-contact Glen if anyone has a specific stump to be removed. Question about vegetation on the brick wall inside our subdivision-permission granted to remove it.

- **Website & Social Committee Manager (Debbie Mocnik):**
  1. Website changes/discussion –website is now streamlined and is a good tool for communication and should be able to find anything. Since the website is public, event dates and other particulars will be posted on our community Facebook page.
  2. Community Facebook page is only available to residents. Requests to join should be made through FB to “Stonebrooke Community”. Resident status is verified before allowing person to become a member. All residents are encouraged to join this page, as it is used for various neighborhood communications.
  3. Discussed “Next Door” which is another social network that is designed for neighborhoods. There is currently an informal neighborhood “test” group of Next Door, however, Facebook will be used now.
  4. Social Committee- Anna Rath did a great job with the Easter egg hunt. Discussed future upcoming events such as July 4 and Halloween. Question posed about the budget and if corporate sponsors were allowed for the social events. Question about tax status/implications from donations. Question about truck parties/events-trucks need a commitment of a minimum amount of business (\$750 for food truck at Easter) for them to commit to come. How can the neighborhood come up with additional funds to support this and other social functions? [GoFundMe.com](http://GoFundMe.com) was mentioned as one possibility. The social committee will make this an agenda item.
  5. Question about garage sale sponsorships and realtor advertising? It was noted that the realtor who had signs for 2014’s community garage sale absorbed the cost of the signs and other advertising, thus saving the HOA these costs. It was noted that anyone can become a member of the social committee and volunteer to contribute and sponsor events.
- **Pool/Bridge/Fountain Manager (Grant Oden):**
  1. Pool contract has been signed with no changes. Bought new furniture (tables/lounge chairs) will be delivered before the pool is open.
  2. Discussed corrosion in the equipment room and the chemicals are now locked up-electrical panel will be inspected.
  3. Clubhouse discussion and maintenance discussed.
  4. Fountain pumps-pump being rebuilt-should be next week to receive it back with a 1 year warranty. Pumps installed in 2009. Budgeted for pump repair this year and Ponds RX will coordinate. Covered bridge is done-caulked/re-roofed-may need some more caulking.
  5. Questions about Pool times –can extend the days but for a price.

**VI. Questions from Homeowners:**

1. Safety Issue at 81<sup>st</sup> and Houston –people parking/waiting for School buses make it dangerous and homeowner would like cars to park 100' further back or put up a sign to not park in certain areas. Will ask Wayne Allen about this. Also, there are concerns about people cutting thru the neighborhood when the new school is built.

**VII. Nomination & Election of New Board of Directors:**

1. Slate of Candidates given out and nominations taken from the floor. Kay Straus withdrew her name from the ballot.
2. Nominations from the floor –Wayne Allen –accepted; Amon Ross-accepted and both put on ballot.
3. Ballot included Harry Gordon, Jeff Stava, Glen Mulready, Debbie Mocnik, Andy Brown, Wayne Allen, Chris Chenoweth, and Amon Ross.
4. Candidates spoke briefly about themselves.
5. Vote was taken with paper ballots and calculated twice by Jeff Stava and Jeff Fulco.
6. New elected Board by vote tally was Harry Gordon, Jeff Stava, Glen Mulready, Debbie Mocnik, Andy Brown, Wayne Allen, and Chris Chenoweth.

Motion to adjourn meeting by Harry Gordon, second by Jeff Stava and all in favor.  
Meeting adjourned at 8:11 pm.