

Minutes of HOA Board Meeting, August 10, 2017  
Meeting held at Stonebrooke Clubhouse

**Call to Order:**

Meeting was called to order at 6:15pm by President, Harry Gordon. Board members in attendance: Wayne Allen, Chris Chenoweth, Jeff Stava, Debbie Mocnik. Absent: Todd Harrell, Aamon Ross.

Stonebrooke residents in attendance were: Wade Richardson, Michael Fellwock, Garrett and Debbie Zelkind.

**Meeting Agenda:**

Motion made, 2nd and unanimously approved to accept Agenda, with two minor revisions.

**Approval of Minutes:**

It was noted that the minutes of May 31, 2017 meeting had been previously approved via e-mail.

**President's Report (Harry):**

Harry briefed the Board on the ongoing issue of erosion to our property being caused by the amount of water that flows thru the creek on the north end of our property. He noted that we need at least double the amount of rip rap that the City has previously installed, to cut down on the erosion. The latest rains have caused two trees to fall into the creek. Jeff will contact the City, Brian Young, as they are responsible for removal of the trees due to the circumstances.

**Vice President's Report (Wayne):**

Handyman: (1) Daniel Whitwer has been contracted to clean the creek bed north of the clubhouse. this should happen with the next two weeks. (2) Wayne will check into the cost of placing mulch around the trees that have been planted around ponds 1 & 2, in the last couple of years. Harry will contact Riddle Plant Farm regarding possible bulk price of mulch. There are approximately 82 trees and 47 Holly bushes needing mulch. (3) Wayne noted that there is a redbud tree that appears to have been broken, by pond #2. (4) It was noted that the hot water tank for the clubhouse/pool bathrooms has not yet been installed. Wayne/Chris will look into hiring a plumber to get this done.

Security: Wayne has received bids from three companies regarding the installation of "license plate readable" cameras for each of the entrances. Bids ranged from \$600 - \$714, per camera. Motion was made, 2nd and unanimously approved for Wayne to spend up to \$2,000 and to contract with Patriot security for the installation of the cameras. These cameras will be in addition to the cameras currently in place at the two guard shacks, and will replace the current camera at the 77th & Elwood entrance.

**Treasurer Report (Todd/Jeff):**

Jeff provided the board with the financial report as of August 9, 2017 (attached.) Expenditures to date are at 55% of annual income.

**Secretary's Report (Debbie):**

The following actions/votes occurred via e-mail since the May 31, 2017 HOA meeting: (1) Motion made and board approved for Jeff to contract with Coulter's Tree Service to perform various tree removal and trimming services in the amount of \$2,850. (2) Motion made and board approved Wayne to contract with Daniel Whitwer to clean the creek bed north of the clubhouse of small limbs and debris in the amount of \$1500. (3) Motion made and board approved for Wayne to contract with Gilley Electric to move GFI receptacle that controls common area electrical from a neighbor's yard, to the common area at the 81st St entrance. Also to replace a faulty receptacle at the clubhouse. Total amount \$575.

Other matters discussed via emails since May 31, include: (1) Fish kill in pond #1; handled by Jeff. (2) Placement of city traffic counters moved to correct locations; handled by Aamon. (3) Various FaceBook and NextDoor comments regarding the shooting off of fireworks by residents. The Board's position is that the use of fireworks in the city limits is unlawful and a violation of city ordinances. We do not have the authority to determine the seriousness of the violation. We also have no authority to police the use of fireworks except to remind our residents that it is a violation of city ordinances. (4) The board received an email from a property manager with Collins & Associates outlining the duties they could perform for us regarding managing the HOA. The board has had previous discussions regarding the possibility of hiring a management group. Harry will contact the property manager and invite her to attend our next meeting to explain their services and costs.

#### **Social Committee & Website Manager Report (Debbie):**

(1) On June 17, we had the annual neighborhood garage sale followed by evening party that featured a pig roast and live music. Sally Mulready coordinated the garage sale. Kristen Ross coordinated the evening party including music by Weston Horn, and Jon Frazier roasted a whole pig beginning at 4am that everyone enjoyed! (2) A neighborhood "Backyard Walk-Thru" occurred on June 24. It is hoped that this could become an annual event. (3) YTD expenses are \$1,046.73.

#### **Grounds Manager Report (Jeff):**

(1) Jeff has contracted with Coulter Tree Service to do various work throughout the neighborhood common areas including: cutting down and removing several standing dead trees, removing downed trees, and raising the canopies of large mature trees to 10' - 12'. The board previously approved this work at a cost of up to \$2,850. (2) As mentioned under "Handyman" above, Jeff with work with Wayne to have mulch placed around younger trees planted in the last few years. (3) Discussion regarding the landscaping at the entrances, clubhouse area, bridge and cul de sacs, continued from prior meeting. Discussion included the possibility of hiring a landscape architect to develop a planting plan. Wayne offered to speak with a landscape architect that he knows to get an idea of the cost involved. (4) Also discussed was separating the landscape from mowing when an RFP is developed. Jeff noted that we currently do not have a contract with Lawnovations.

#### **Pool and Clubhouse Manager's Report (Chris):**

(1) Chris noted that the pool has been running well this summer, he is pleased with the pool contractor. (2) As noted earlier, Chris will work with Wayne to hire a plumber to install the hot water tank for the pool/clubhouse bathrooms. (3) Chris noted that he has not yet been successful on reaching a company that could potentially redo the coating on some of the outdoor benches/tables located at the basketball courts and clubhouse. (4) Chris has contacted a number of fence companies to provide a bid for additional fencing around the

basketball courts; only one has returned his call and provided a bid. Resident Wade Richardson, who attended the meeting mentioned that he has a contact for the type of fencing we have, and will pursue this for Chris.

**Architectural Committee Chairman (Aamon):**

It was brought to the Boards attention that a house at 678 W 78th St has been parking cars on the grass. A review of the Covenants shows that this is in violation of Covenant 2.1.10. It was noted that the board would ask Aamon to notify the homeowner, since Aamon was not present at the meeting.

**New Business:**

Sidewalk from the new apartments on Elwood at 71st to Stonebrooke: Wade Richardson has been communicating with Councilor Cue and Paul Zacchary of the City, regarding the possibility of the City installing some type of a sidewalk in this area for safety reasons due to the new elementary school on Elwood. The City has informed Wade that there currently is no budget money for this. Jeff noted that the cost is in acquiring the easement for the sidewalks; and that the City actually receives federal money for sidewalks. Jeff said he would be willing to pursue this with the City.

77th Street: 77th Street from the Elwood entrance to S. Frisco was often used as a staging area for trucks and other heavy equipment during the building of the elementary school. This has resulted in degradation to the road. A resident has spoken with the City regarding this, but it does not appear that the amount of damage fits with the City criteria to repair. Jeff will contact Crossland Construction who was doing the work and whose trucks were using this area, and request that they make appropriate repairs.

Communication to neighbors regarding safety with new school opening: It was noted that with the opening of the new school not only will there will be increased traffic throughout our neighborhood, but there will be children walking and riding their bikes to school. As such, safety of children will be an issue. Harry will send a neighborhood Newsletter addressing this, and Jeff will post on Facebook.

Light Poles: Jeff noted that several of the light poles throughout the neighborhood are leaning. He is going to contact Elliott Electrical to request a quote to straighten them. Jeff will also look into the possibility and related cost of installing additional lights throughout the neighborhood.

**Next Meeting:**

The next Board meeting will be Thursday, October 5, 6:00pm, at the Clubhouse.

**Meeting adjourned** at 8:12pm.

Respectfully submitted:

Debbie Mocnik  
Secretary