

Addendums to Meeting Notes  
December 2012 thru February 2013

**12/27/12: Email from Monte Thacker:**

All - as a follow up to my email on Dec. 4 that included Lawnovations contract extension for the 2013 year. Please find attached an alternative bid on the grounds, I've spoke with another company as well, however, we've not been able to get together to walk the grounds at this point.

As you recall from our meeting, the reason for an alternative proposal was to insure due diligence on our part and receive a competitive price for services rendered. Due to the substantially higher price with the alternative proposal, I believe we have accomplished - please review attached.

Current contract expiration is 12/31/12. I would move for a motion and second on the Lawnovations contract extension for 2013 and vote accordingly. Once approved, I'll execute the 2013 extension. Thanks.

Jeff Stava made a motion for the extension.  
Trent Shores seconded the motion.

**12/28/12—Both the Landscaping and Pool Contracts have been approved.**

**1/14/13—Copper Tops to Entry Posts stolen. Bridge Vandalism.** See email from Monte Thacker below:

Residents – upon return to the office this morning I received several emails that are quite disturbing. The first involved the entrance off Elwood nearest to 81<sup>st</sup>. The copper tops on the brick entry posts were stolen last night, it's believed that it involved 3-4 men in a pickup truck. This will likely be an expensive replacement, we have made a report and are currently in the process of checking the camera in that location to see if anything might have been recorded to help identify the people involved.

A couple other emails mentioned several boys on bicycles around the bridge area and construction projects in Phase II on Saturday night. They were seen running from both areas around the 9:30pm – 10:30pm. There may be property damage involved, however, I'll not go that far until substantiated. I truly hope this would not involve children of our own residents.

As residents and in order to protect the neighborhood in which we live, please remain vigilant and when something doesn't seem right, contact the police when deemed necessary. Parents if you have young boys and it's possible they were out and about on their bikes late last Saturday evening, likely a good time for a conversation.

The HOA board will be further discussing security issues at our next board meeting and possible measures to take to further protect our neighborhood. Any constructive recommendations are always welcome. Thank you, Monte Thacker, President, StoneBrooke HOA.

Residents – I've received numerous emails in regards to my original email informing our community about the theft of copper awnings at the one our entrances (1/11/2013) and the following theft a week later (last Friday night, 1/18/2013) of the other two entrances to our neighborhood. Due to the increased vigilance on the part of our residents, suspicious activity was observed at one or entrances again last Friday night (1/18/2013) and the resident contacted police. After considerable effort on the part of the police department in our neighborhood very early Saturday morning an arrest was made along with impounding a truck that was used in the theft. I have spoke with the detective assigned to the case and an investigation is underway as well as the arrested party remains in custody.

As you can see, all 3 entrances have been affected and the HOA board will be reviewing several options in the replacement of ornamental décor. A big thanks to the residents that were responsible for the arrest of those that cause damage and theft to our neighborhood. Please residents, remain aware of any unusual activity or behavior in our neighborhood and when something doesn't seem right – call the police. Thanks, Monte Thacker, HOA President.

#### **2/4/13—Ross Residence Veneer Design Request**

Voted down with majority no votes, one "yes".

Email re project to president:

Mr. Thacker,

I have been speaking with Aamon and Kristen Ross about the next phases of their job, and we have concluded they are not in love with the design of their exterior. They are working on a more coastal feel. Attached are some pictures of homes that Kristen is referencing as inspiration homes.

This email is to formally request a variance from the original plans submitted.

Also attached, are plans that we had re-drawn by the Architect. They are labeled "4.pdf and 5.pdf." He does all the plans by hand so we have taken them to be scanned and made digital for easier distribution. I have attached them as a pdf so they may be enlarged by zooming in if any of the committee would like to view them. These plans reflect what the Rosses would like with two exceptions, the front porch and the south wall of the master. They would like to

do a wainscot and shingles there as well to match the porch.

For contrast, I have also attached the original version of the plans that were approved. They are labeled "Ross Digital Plans 9-7-01."

All areas will have stone at their foundation, and it will run about a foot above slab level. Some areas, as shown on the plan, will have stone that runs to the roof line. Our bids and calculations show that will be over \$24,000 of stonework with using the revised plans we are submitting. The rock will cost over double what stucco would by the square foot, and will coordinate with the colors of the trim and shingle style veneer. This shingle veneer has a warranty as does the paint. Both are over 25 years.

The revised plans have shingle type siding on them where the old plans had stucco. The look is more like what they want, and it is less expensive. The look is not cheap though as you can see in the attachments. It will have trim detail around each window, at the top and the bottom of each section, as well as on the sides. The top also has a large band detail that will be carried throughout.

I would like to order the material as soon as possible and release the crews to do the work. With Christmas, a delay on the engineering to add more significant floor joists and flooring, and now the veneer, this project is about 2 weeks behind schedule.

Please let me know as soon as the committee can answer this request. I will schedule the crews in do this veneer work and begin to clean up the jobsite immediately, and try to get the Rosses back on schedule.

Thank you for your effort,  
Greg Grunewald  
918-520-0104

#### **2/4/13—Harvey Residence Pool and Outdoor Living Project**

Voted down 5 votes 'no'; 2 votes 'yes'

Email re plans: Here are the plans. We are hoping to make this the first net zero energy pool in Tulsa. We would like to install solar hot water collectors on the east facing roof. The roof faces the new cobblestone house on west 78th place making it a very inconspicuous space. We also want solar panels on the pergola. The profile is quite thin and would not have a significant visual impact when woven in with the pergola structure. I have included images from Ion premier energy systems. This could generate some good publicity for the neighborhood. If necessary I can have the contractors present to the committee. Thank you for your consideration.

Respectfully Submitted,  
Michael Harvey

Residents invited to next meeting to discuss plans in further detail.