

Stonebrooke Homeowner's Association
Quarterly Meeting
Monday, April 30, 2012
6:30pm

2012 Board Members

Harry R. Gordon

Jeffrey D. Hamilton

Megan F. Korn

R Trent Shores

William J. Stava, III

Monte L. Thacker

Brian T. Torgerson, M.D.

In Attendance: Monte L. Thacker, R. Trent Shores, Larry Turner (Advisor), Megan F. Korn, Brian T. Torgerson, M.D., Jeffrey D. Hamilton, Randy Branstetter (Advisor), Harry R. Gordon, William J. Stava III

I. Election of Officers:

- a. President – Monte Thacker
- b. Vice-President/Pool Liaison – Trent Shores
- c. Treasurer – Jeff Stava
- d. Secretary – Megan Korn
- e. Lawn & Landscaping Liaison – Brian Torgerson

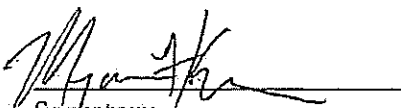
II. Outstanding Business

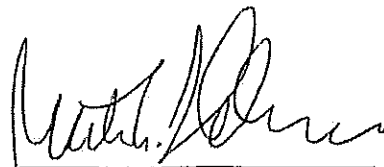
- a. 2 Trash Cans need to be ordered – Trent to follow-up with Peter Brolick, former HOA President, about ordering them. They are supposed to be \$350 each.
- b. Landscape evaluation—It has been suggested by prior HOA Board of Directors to have a landscaping evaluation done by Southwood Nursery. It costs about \$300. We have \$10,000 in budget to work on landscaping around neighborhood. Concerns about island of cul-de-sac in 1st phase. Megan Korn states that we should check with residents there before spending money on landscaping. The current small strips of landscaping on island continue to die. Also, the children in cul-de-sac use it as a ball field. Megan Korn will talk to residents in cul-de-sac to verify what is desired.
 - i. Jeff Hamilton made a motion to get landscape evaluation.
 - ii. Harry Gordon seconded the motion.
 - iii. Motion was approved to get landscape evaluation by Southwood Nursery.
- c. Greenbelt Soccer field – Prior HOA Board suggests continuing fertilization in soccer field area of greenbelt.

III. Website – Larry Turner is doing an overhaul and redesign of the website. He is setting up emails for Board Members and Officers.

- IV. Neighborhood Welcome Letter – a welcome letter is needed for new residents that will explain how HOA works and ins and outs of neighborhood.
- V. Treasurer – Jeff Stava will transition to treasurer through Jeff Hamilton
- a. The bookkeeping process needs to be clear enough that it can be transitioned easily; it's currently set up in Excel Spreadsheets.
 - b. Signature card needs to be updated with the bank.
 - c. P.O. Box change to UPS Store at Tulsa Hills?
 - d. Suggestion was made to move account to BOK-Jeff Stava, Jeff Hamilton, Monte Thacker and Megan Korn will be on the account.
 - e. Written By-laws currently say that we must have 2 signatures on checks written for over \$500. This causes delays on normal bills. We will need to review this again to possibly change wording to say that 2 signatures are needed on \$500 and over bills for non-contracted/non-budgeted checks. **This was not decided and will need to be discussed again at the next meeting.**
 - f. Budget—Jeff Hamilton to send 2012 budget to the Board for approval.
- VI. Sport Court Issues – There is a current issue with a resident inviting league play at the sport court, taking up the sport court, causing traffic and bullying issues, as well. We discussed making another permanent sign (similar to signs in greenbelt and playground), stating rules for the sport court, focusing on the need for appropriate conduct, resident use, and sharing the court with neighbors. Megan Korn to draft the rules, get them approved by the board and order them. Monte Thacker to send email to residents, asking for their cooperation with the issues.
- VII. Lots left to pay HOA dues – there are 3 remaining lots left to pay dues. The list was distributed. Lot 4 in Glenn, Lots 10 and 21 in Estates. We will find out if delinquency is due to recent home purchase or if the payment is legitimately late. If the dues are legitimately late, a certified letter with dues statement will be sent to the homeowners. Wording needs to be appropriate and non-offensive. Jeff Stava to check with his wife (she is an attorney) about writing the letter.
- VIII. Basketball goals – a resident suggested in the meeting that we look at changing covenants to allow permanent basketball goals in the neighborhood. Each phase can look at changing their covenants but need a high percentage of votes to get it changed. The Board is divided on their feelings as to whether we should allow basketball goals or not. We suggest that residents who feel strongly about having permanent basketball goals lead their own campaign with neighbors.
- IX. Motorcycles in greenbelt & reservoir – The previous HOA Board Members believe that the issue has been resolved.

- X. Easement to Reservoir – Concerns were discussed that the easement could be a safety hazard, as people can drive directly into the reservoir. Removable bollards may be an option to help protect the easement; however, residents are not sure if that would be wanted. Harry Gordon to continue to monitor the situation and will report on it at the next Board Meeting.
- XI. Fountains – The lights continue to be an issue. Randy Branstetter says that the new Handyman will be getting a boat and will check out the issue with the lights.
- XII. Handyman – working out well. Board members want to know how we will know if he is doing the work that we ask him to do. Harry Gordon and Jeff Stava will monitor the handyman bills and work.
- XIII. Swamp area near 3rd phase—Harry Gordon questions the area. He is concerned with snakes, and swamp-like nature of the area. Also, worried about wall there as trees are growing out of the wall and could affect it's integrity. Finally, there is trash on the wall as well. Monte, Harry and Brian will take a look at it and report what needs to be done.
- XIV. Algae in Pond—There is algae growing in the ponds and people are concerned about it. Jeff Stava has a friend who can help treat it. He will invite him to the next meeting.
- XV. Pool
- a. Will open on Memorial Day Weekend. Saturday, May 26, unless board decides to open early. Monte to send email about pool opening, emphasizing the need to keep the pool clean and to treat the property with the respect. The email needs to ask residents to keep kids from piling up the lawn chairs and using them as play equipment. Lawn chairs are not to be used in the pool.
 - b. Keys to pool maintenance area—5 board members will have keys to the pool maintenance area in case of issues with pool equipment or air conditioning in the clubhouse.
 - c. Board decided over email vote 4-yes to 3-no to open the pool early on Friday, May 18, 2012.
- XVI. Next meeting date has not yet been set.


Secretary


President