

MINUTES OF THE BOARD OF DIRECTORS  
OF STONEBROOKE OWNERS ASSOCIATION

July 14, 2009

1. Meeting was called to order by President Korn @ 7:08 pm.
  2. A quorum was declared with 6 directors being present and 1 absent. There director were present:

Megan Korn-present	John Aldridge-present
Randy Branstetter-present	Mark Sharp-present
Rob Miles-present	Mike Sharp-present
Ric Harber-absent	
  3. The minutes of the May 19, 2009, meeting were approved as presented.
  4. Director Mark Sharp presented the financial reports for the first 6 months of 2009. They are attached as part of the minutes. After presentation and discussion a motion was made and seconded to approve the financial reports as presented. Motion passed with a 6-0 vote.
  5. Director Mark Sharp presented an update on the collection of the 2009. It was reported that we have now collected 100% of the dues including any attorney fees that were required in the collection process.
  6. Next Director Mark Sharp presented an update on the covenant violations within Stonebrooke. It was reported that 17 of the previous violations had been corrected and that 10 residents would be receiving their 2<sup>nd</sup> notice. 1 new violation was observed. This resident will receive a 1<sup>st</sup> notice of violation. It was discussed that if the violations were not corrected after the second notice the matter would be turned over to the Association's attorney to seek a court order to correct the violation. A copy of the report is attached.
  7. President Megan Korn reported that the signs for the Stonebrooke common areas are completed. Discussion ensued as to the best location for these. It was agreed to allow President Megan Korn to select the locations. President Megan Korn also presented a proposed amendment to the rules of the pool area. She proposed adding the following: Rule # 18 No jumping over the fence to enter and exit the pool area. Residents must enter through front gate entrance with their assigned pool key card. After presentation and discussion a motion was made and seconded to approve the proposed amendment as presented. Motion passed with a 6-0 vote.
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8. Next President Megan Korn led a discussion as to traffic issues in Stonebrooke. Some residents had voiced concerns with the traffic speed and lack of traffic signage. The board decided it was both a traffic issue and a parent issue, due to the large number of children playing unsupervised in the streets. President Megan Korn did contact the City of Tulsa and scheduled a meeting for Thursday July 16, 2009 at 10:00 AM at the clubhouse to discuss possible traffic signage.
9. There was discussion of the Stonebrooke website and how to improve/modify etc., so as to better serve the association. General satisfaction was expressed and it was decided to leave it as is until Director Ric Harber is back in town.
10. President Megan Korn next reported on the traffic accident at 77<sup>th</sup> and Elwood where the front wall was damaged in the wreck. The driver did not have any insurance and after investigation it appeared that we had no way to collect. The association has paid \$1,200.00 thus far and estimates are that an additional \$300 to \$400 will be needed. The developers supplied the new bricks/mortar at no cost. After discussion a motion was made and seconded not to pursue collection of these costs due to the fact we feel we will spend more money attempting to collect it than we could collect. Vote passed 6-0.
11. Under new business Director John Aldridge brought to the board's attention the fact that an extreme amount of excess water is running onto the north boundaries of several lots along 77<sup>th</sup> Street from the Tulsa Hill shopping center. He felt this was from their irrigation system. Director Randy Branstetter volunteered to check into this matter.
12. Under new business the next meeting time and date was set to be October 6, 2009, at 7:00 PM at the clubhouse.
13. Motion was made and seconded for the meeting to adjourn. Vote passed 6-0. Meeting was adjourned at 8:26 PM.

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Megan Korn-President

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Ric Harber-Secretary