

MINUTES OF THE BOARD OF DIRECTORS
OF THE STONEBROOKE OWNERS ASSOCIATION
June 8, 2010

Director Turner called the meeting to order at 1915 hrs.

A quorum was declared with five (5) directors present and two (2) absent:

Larry Turner – present	Eric Ernst – present
Chris Major – absent	Kent Gooch – present
Mike Hensley – present	Rob Miles – absent
Randy Branstetter – absent	

The minutes of the April Directors Meeting were approved as presented.

Director Ernst on behalf of Treasurer Major gave financial Report summary, with it being noted the report itself would be made available to all board members the following day via email.

President Turner and Treasurer Major will follow up with Justin Sharp in regards to where we stand with outstanding dues and liens being issued.

Covenant Violations

Director Hensley will verify covenant violations from spreadsheet compiled by Director Hensley and President Turner.
Trees, vents in need of painting, lot maintenance (weeds, debris, etc.)

Landscaping Issues

President Turner read several emails concerning Lawnovations scope of work and quality of work.

Director Ernst spoke with several homeowners in Estates in regards to maintenance of strip of land from fence to sidewalk and boulder retaining wall; this area is not homeowner association responsibility and as such is up to the resident to maintain as they see fit

Director Branstetter will coordinate with Director Hensley about Lawnovations contract and contact information; Director Hensley will become the Landscaping/Architecture Liaison for the association.

This includes looking into repairing the front entrance off of Elwood and placing boulders along the edge similar to the Houston entrance.

Director Branstetter will check into cost of adding boulders and send an email to the City of Tulsa asking them to replace the sod they tore up while doing the drainage work on Elwood.

Traffic Control

Secretary Gooch will talk with Anne Shepard to ascertain where the committee stands since their formation at the Annual Meeting.

Possibly use Survey Monkey to poll neighborhood about concerns

Pool Issues

Discussion of how to reduce pool maintenance budget while still complying with the required testing of the pool four (4) times/day.

Currently we pay \$15/hr equating to roughly \$237.50/wk during summer maintenance and \$150/week during winter maintenance

Director Ernst will head up looking into cost saving measures possibly including, but not limited to, installing a pool cover and changing the contract for pool maintenance after the close of this current season.

Forward any pool key card issues to Director Branstetter

Director Hensley will help with pool key card issues

New issues/concerns:

Discussion of placing protected and secure bulletin board at pool for better dissemination of information to residents; President Turner will look into this issue further

Discussion of creation of private Facebook page for the association allowing for the further sharing of information among residents

It would be a voluntary sign-up; don't want it to turn into a complaint forum, but rather a way for neighbors to stay connected with events and information about the neighborhood

Secretary Gooch will work further on this issue

The next Board Meeting is scheduled for 1900 hrs on Monday, September 13, 2010, at the StoneBrooke Clubhouse.

The meeting was adjourned at 2045 hrs.

Larry Turner – President

Kent J. Gooch Jr. – Secretary