

MINUTES OF THE BOARD OF DIRECTORS
OF THE STONEBROOKE OWNERS ASSOCIATION
September 26, 2011

President Brolick called the meeting to order at 1835 hours.

A quorum was declared with seven (7) current directors present:

Peter Brolick- present	Doug Carner-present
Trent Shores-present	Randy Branstetter- present
Monte Thacker- present	Larry Turner- present
Jeff Hamilton- present	

The minutes from the June Homeowners Association Meeting were approved.

FINANCIALS

The Treasurer presented the budget showing the current balance and the need for HOA dues to be increased in 2012. A motion was made to increase the dues to \$500/year. Voting took place and the results are as follows:

Peter Brolick- yes	Doug Carner-yes
Trent Shores- no	Randy Branstetter- yes
Monte Thacker- no	Jeff Hamilton – yes
Larry Turner- yes	

Collection of Dues-

Collection of outstanding HOA dues was discussed.

As of the meeting date, 28 lots have failed to pay for 2011. Peter, Jeff and Randy were going to continue with collection efforts.

A motion was made to modify the past due HOA dues collection policy as set forth in Exhibit "A." Voting took place and the results are as follows:

Peter Brolick- yes	Doug Carner-yes
Trent Shores- yes	Randy Branstetter- yes
Monte Thacker- yes	Jeff Hamilton – yes
Larry Turner- yes	

Discussion of issues from the previous meeting was presented by President Brolick:

Covenant Violations-

Board discussed methods for code enforcement. More discussion will follow in later meetings.

Landscaping Issues-

Board discussed possible options for future sprinkler system repair and maintenance. The two options discussed were, hiring an on-call maintenance person, or signing a contract with a different landscape company that would include sprinkler maintenance. Director Carner will research landscape companies and obtain bids.

Director Carner presented a bid proposal from Kimble-Davis Tree Company for the removal of several trees and debris. The Board decided to postpone the tree removal at this time.

Pool Issues-

Director Shores informed the Board the pool cover had been installed for the current year.

A motion to approve renewal of the current pool maintenance contract was made and seconded. Voting took place and the results are as follows:

Peter Brolick- yes	Doug Carner-yes
Trent Shores- absent	Randy Branstetter- yes
Monte Thacker- yes	Jeff Hamilton – yes
Larry Turner- yes	

All details of the pool contract will remain the same until December 31, 2012.

Playground Issues-

22 tones of 100% rubber mulch for the playground to be purchased was discussed and voted on and the results are as follows:

Peter Brolick- yes	Doug Carner-yes
Trent Shores- absent	Randy Branstetter- yes
Monte Thacker- yes	Jeff Hamilton – yes
Larry Turner- yes	

Structural/damaged issues-

Director Branstetter informed the Board the curb by the bridge will be repaired.

Community Involvement-

Director Shores informed the Board a wine tasting hosted by The Wine Cellar will take place at the clubhouse on November 3, 2011.

Items tabled until next meeting-

- Trashcan by the basketball court
- Sam's issues
- Newsletter
- Additional security cameras
- Neighborhood Watch

New Issues/Concerns-

Director Branstetter will send a request letter for the transfer of street light responsibility for Phase III to the City of Tulsa.

The next Board Meeting will be scheduled at an agreed upon time by the Board when everyone has had a chance to review their schedules.

The meeting was adjourned at 2045 hours.

These minutes were approved by a majority vote of the Board of Directors on November __, 2011 by email.

Peter Brolick – President

Doug Carner – Secretary

Exhibit "A"

Dues Payment Policy and Schedule

Stonebrooke Owners Association Inc.

Board Approved on September 26, 2011

All residents and lot owners in any of the Stonebrooke Communities are required to pay annual dues to the Stonebrooke Owners' Association, Inc. ("SOA") in an amount set by the Board of Directors of SOA for the year.

The purpose of this policy is to clearly delineate the timing and process for the collection of the Association's dues.

1. Dues for the coming calendar year will be determined by the SOA Board no later than December of the year preceding the year in which the dues will be paid.
2. Notice of Dues for the coming calendar year will be mailed to all residents/owners no later than December 31 of the year preceding the year in which the dues will be paid.
3. Association dues are to be paid no later than January 15th of the year in which they apply. "Paid" means received by the Association. Dues payments should be mailed to the Stonebrooke Owners' Association, Inc. at its official address: PO Box 480, Jenks, OK 74037-0480. Included with the dues, the current resident or lot owner shall provide the following information to the Association to ensure that the Association's records are up to date and to provide the Association efficient ways in which to communicate with owners.

Name of current owners: _____

Address of Lot: _____

Mailing Address (if other than above): _____

Email Address: _____

Cell Phone Numbers: _____

4. For anyone failing to pay their dues by February 15 of the year in which they are due will be required to pay a mandatory additional late fee of fifty dollars (\$50.00). Therefore, any dues payment made after February 15 shall include SOA dues for the year plus an additional \$50.00, or the payment will be deemed insufficient.
5. In the case of non-payment by March 15 of the year in which they are due, the matter will be turned over to the SOA's attorney for collection (or collection by any means chosen by SOA). The non-paying residents/owners will be liable for interest to accrue at 18% interest per year on the dues compounding on a quarterly basis (calculated from the due date) and all legal fees (a minimum of \$250), filing costs and other expenses associated with the collection of the amounts in question. In accordance with the Association By-Laws, liens may be placed on non-paying properties. Finally, all privileges to the common areas, including pool privileges, will be revoked for non-paying members of the Association.

6. The SOA is not required to send out any invoices to lot/home owners other than the notice of dues, but may do so at its option.