

Stonebrooke Owner's Association, Inc.
Annual Homeowners Meeting Minutes
Tuesday, April 22nd, 2014
Tulsa Hills Church of the Nazarene

Meeting commenced at 6:12pm. Quorum met with 1/10th of Membership.
Board Members in Attendance: Trent Shores, Jeff Stava, Jeff Hamilton, Harry Gordon, Brian Torgerson, Grant Oden, Jeff Fulco

- I. **Call to Order by Trent Shores** (President) at 6:12 pm-Pastor Jim Thordan introduced and welcomed all to the church for the meeting. Trent talked about the agenda and introduced the Board Members with an explanation of their duties and that each would give a report.
- II. **President's Report-**
 - Competitive bids were taken on all projects ex Bridge Repair
 - Increased the openness of the Board
 - Trash Pickup day-had 2 pickups full
 - Pool-standard service –no issues- trash is being taken now.
 - Pond Fountains-Grant will explain the issues-motor is not the problem/maybe breakers-Jeff Hamilton is engaged in getting moss out of the ponds-spraying etc.
 - Dick's Sporting Goods-sign was finally turned off shining in neighborhood at night.
 - All emails received –strived to reply to all and give equal treatment to all phases of the neighborhood.
 - Money saving ideas- lights changed in front of the neighborhood to LED system-pay out over time with electricity and light bulb costs.
 - There was a \$15000 anonymous donation from a neighborhood resident for planting trees.
 - A bridge inspection was completed of our neighborhood bridge-it has to be inspected every few years, it needed fixing (nuts and bolt tightened, roof needed fixing). The wood was destined to rot eventually so it was imperative to replace the roof. Bids were taken and all was fixed.
 - Explained that the HOA dues for the Reserve and Stonebrooke are separate but the Reserve dues are higher supporting both HOA.
- III. **Vice-President's Report (Brian Torgerson)**
 - Social Committee-Easter egg hunt, Holloween, 4th of July Committee
 - Neighborhood watch was organized but never got supported.
- IV. **Treasurer's Report (Jeff Stava)**
 - Presented budget attachment
 - 2013 Actuals and 2011/2012 Actuals were compared
 - Dues were fairly stable but costs are going up. Total dues received are \$164M\$. Other Dues that are delinquent will have liens put on homes.

- On attachment-Projects were delineated and prioritized- Bridge, Storm water, clubhouse, Rock Wall Stabilization which is HOA responsibility, Pond Maintenance-Grass Carp, Copper Tops-replacement.
- Capital Reserve Fund- projecting \$10,000 and ongoing. With 177M\$ Budget, the HOA will have funds for future projects and a Rainy Day Fund.
- Question about Dues Owed: 22 Homes owe dues.
- Question: Will we get dues owed by end of year? We will email them to let them know and liens will be put on homes!
- Question: Have Liens been filed before? If a house is up for sale, then seller has to be current on dues-will be assessed 18% interest and lien fee-we will collect a late fee & interest
- Question: Trent explained about the Attorney to be used for late fees

V. **Secretary Report (Jeff Fulco)**

- All minutes including meeting attachments were kept, reviewed, and loaded to our HOA website for review by the HOA. All attachments for all meetings were included-we want an open door policy for all our meetings.

VI. **Grounds Liaison Report (Harry Gordon)**

- Thankful to Trent for all of his work. President: Trent Shores
- Compared 1 year ago with today on projects accomplished in the common area.
- Trails had large canopy of trees –cleaned up. Rock wall was cleared of brush to keep it stabilized- it was sprayed to kill off the brush. Stabilization was also done with dirt and sod which cost about \$2200.
- Forest – loss of trees- removed many due to ice, drought, high winds, tree damage in December –HOW finished it nicely.
- Tree Planting- spent about \$10000 initially, then the anonymous donation of \$15000 was made which enabled more trees to be planted. Stage 3 of the tree planting may allow for an additional 23 more trees in the future. (Oaks/Red Buds)
- Rain Gauges at \$125/zone for several zones should be finished-saving money in long run.
- Trash in ponds from building and drainage is being reviewed –need more silt fences.
- Coldasak was repaired. Stump removal - were not budgeted.
- Creek Deterioration- trees on edge with roots showing-15-20 trees may fall, city will help us on drainage issues, rip rap on sides of the bridges will be completed.
- Question: Pond area between Phase 3 & 4 –pile of trees near pond, piled up –needs removal-left of reserve entrance-Harry will find out where it is and get it cleared.
- Question: Do we flag trees that are dead? Dangerous trees are a priority, it was mentioned that there are several big dead trees for over one year that need removing.

- Question: Tulsa Hills planted some trees near Phase 2 near brick wall on the other side-many are dead and need replacing. HOA will review.
- VII. Pond Liaison (Jeff Hamilton)**
- Pond is being treated with Chemical and now we have bought some grass carp- may take 2-3 years of spraying at twice a year to control it.
- VIII. Bridge/Fountain Report (Grant Oden)**
- Trent touched on the issues at hand.
 - Question about pumps: west pond pump replaced
Fixed them popping breakers, seals may be compromised which is causing leaks internally, Need new handyman and electrician to help on the pumps.
 - Question: When will they be fixed as they have been out since January?
It is our top priority, We need to get a handyman hired, Board will decide on when to get it done, Need to get the boat to retrieve the pump-will address it fully.
 - Question: What kind of pump? Direct Drive
 - Question: Furthest fountain went off Monday-Grant reset breaker but cable may be the issue – a “Megger” test on the cable will be necessary.
- IX. Old Business:**
- Security- neighborhood watch failed but the Tulsa Police caught the Cap thieves, Notified HOA about issues. They patrol once a week but we can email them about what we see!
- X. New Business:** None
- XI. Questions from Homeowners?**
- Rain Sensors? Rain and Freeze sensors will be installed.
 - Question about Properties on the Expense Sheet? Jeff Stava answered that these are just power stations – billed to these addresses.
 - Question about the Life Church Nuisance noise? Base drum is loud- Trent met with the Pastor-he visited some homes and listened to it. Drum will be acknowledged. Unfortunately the HOA Board has no jurisdiction on this matter. This may end up as a private matter – may need an agreement with the Church.
 - Question: How do we get to the Stonebrooke facebook page? Go to the facebook community group-put in the correct address-“Stonebrooke Community”.
- XII. Nominations for New Board of Directors:**
- Trent explained about the Board Positions
 - We met more numerously than quarterly required.
 - 7 positions: Elections for officers will be at first meeting. Need all phases present and would like female representation.
 - Nominations: Hunter Mattocks (Phase 1); Harry Gordon (Phase 3); Jeff Stava (Phase 3); Grant Oden (Phase 2); Glen Mulready (Phase 2); Jeff Fulco (Phase 3); Debbie Mocnik (Phase 3).
- XIII.** Will have meeting as soon as possible to elect officers on the New Board.
- XIV.** Meeting adjourned at 7:30 pm

