

Stonebrooke HOA Board Meeting Minutes
Third Quarterly Meeting
Tuesday, August 21, 2013

Meeting commenced at 6:05pm. Quorum met.

Board Members in Attendance: Trent Shores, Jeff Stava, Jeff Hamilton, Harry Gordon, Ron Vanderslice, Jeff Fulco

Other attendance: Scott (Homeowner)

1. **Call to Order by:** Trent Shores (President) at 6:06 pm.
2. **Review and Approve June Minutes:** Approved by Trent Shores, second by Jeff Stava-all board members approved.
3. **Discussion with Homeowner**
 - a. Tree Planting Plan- Harry Gordon met w/Josh "Lawnovations" -can do a Fall Tree planting phase at \$500.00 per tree/1 yr warranty. "Anonymous Donor" met with Harry and presented to Board a map (attached) with a Tree Planting Plan and would donate funds for this project-not sure how much-he recommended smaller trees (2-1/2" vs 4" trees) as more cost effective. Board will discuss further and email Harry (liaison) with our findings.
 - b. Pool/Clubhouse Shade Improvement Plan- Discussion about additional shade in pool area. Possible Sunsail covering to match what we currently have near external fence area on west or south side. Possible extension of deck, Umbrella, Pergola, etc. Ron V. will coordinate this and possibly survey homeowners.
 - c. Q & A for Homeowner-none
4. **Officers' Reports:**
 - a. President: none asked for reports.
 - b. Vice President- Brian Torgerson: Fountain down again after just fixed-Josh with Lawnovations has a man that can fix fountains also. Later found out fuse had blown.
 - c. Treasurer-Jeff Stava: -see attachment. Insurance is higher this year, Expenses projected to be 10M# under budget if nothing changes going forward compared to last year. Numerous line items not on separate sheet not figured in!
 - d. Secretary-Jeff Fulco: no report other than minutes report.
 - e. Pool Liaison-Ron Vanderlice: now have trash cans from city, discussed trash pickup, once a week curbside, possibly may cancel after pool season, may get gate or fence to place cans behind, Pool will close Labor Day evening. Jeff Hamilton discussed possible new gate with new sensor to stop non-Homeowners from using pool.
 - f. Grounds Liaison-Harry Gordon: Gardner construction removed brush at no expense-will discuss tree cutting later.
 - g. Pond Liaison- Jeff Hamilton: no report-see new business.

5. Old Business:

- a. Basketball Court Trash Can (Hamilton)
Have decided to drop the purchase of the trash can for the Basketball Court since the company Playground Equipment dropped the ball. Jeff Hamilton recommended to move the trash can from the back of the pool area (due to non-use) to this area (no charge-saved \$602.00).
- b. 2013 Dues (Jeff Stava)
Some discussion about a possible dues increase. Board can increase 20% a year by bylaws but anything more would need 75% of Homeowner approval. Jeff S. recommended a 20% increase. Trent recommended a 10% increase (\$50.00/year. Dues are due on Jan. 15 each year-due date can't be changed by covenants but was recommended. A one page email will be sent to Homeowner by Trent soliciting feedback regarding the increase and why it is needed due to budget. Need to send by September 15 for feedback and Board will vote on this in October meeting.
- c. Bridge Inspection by Engineer (Turner/Shores)
Bridge was inspected-Homeowner helped us on this. Preparing a report-2-3 week time frame. \$500.00 for inspection. Jan, 2012 is when HOA took over the Bridge maintenance. Looking for original drawings.
- d. Rock Wall Reinforcement (Gordon)
Discussion-owned by HOA-engineer looked at it. Discussed sodding it. Harry presented Board with Project costs & procedures. \$2000.00 to complete project. Possibly \$1500.00 if \$500.00 of dirt is donated. If there is a water issue, Harry and Jeff will water the sod. Motion made by Jeff and seconded by Ron to approve this project. Trent Shores to approve motion. (see attachment)
- e. Ponds (Hamilton & Shores)
Treatments have begun as seen by all. Will need to treat again next year as it starts to grow. Pond Fountain- broke again (maintenance man reviewing) -addendum-appears to be a bad circuit breaker/fuse for the pump.

6. New Business:

- a. Tree and Brush Removal (Gordon)
Bids presented on attachment from several contractors. Some discussion about insurance and quality of work etc. HOW Foundation was the low bidder on the project. Motion to approve HOW by Jeff Stava and seconded by Ron Vanderslice. Approved and should start work first week of October. Some trees will be removed free for fire wood.
- b. Creek Deterioration (Gordon)
Harry Gordon met with City Engineer (Don Henson) on the runoff and creek washing issues. Developer did not dedicate the ponds and creek. Engineer will review the storm water design. Parts of creek are getting washed badly and trees along the edge are in jeopardy of getting washed out and fall. Reviewing this issue in the future. different options and get feedback to the Board. We will table this until next meeting or send an

email on findings. Board would like to pick and choose what is proper for the entire area!

c. Trent's Next HOA Email

Issues you want included and Requests from homeowners are: Keeping dogs on leashes, Kids walking along the wall separating Stonebrooke from Tulsa Hills, Dues Vote Heads Up, Pond Fountain (broken/fixed), Facebook Page (updates or to post news), Upcoming events (Events Committee).

d. Other New Business

After the HOA Board meeting, Harry Gordon sent email regarding brush and grass growth on rock wall near ponds. After review by several HOA Board members, a vote was taken to approve this (price \$2400.00)

Proposal:

- approve the hiring of Lawnovations to spray & clear the rock wall of all vegetation (weeds, saplings, grass, etc.)
- cost not to exceed \$2.400
- entire wall is to be treated where any vegetation is present
- one time treatment for 2013
- treatment to take approximately 2 weeks
- success will be defined by the wall being free of substantial vegetation for the remainder of 2013

7. Adjourn Meeting

Meeting adjourned at 8:00 pm –Motion by Jeff Stava/second by Harry Gordon. Next meeting is October 8, at 6:00 pm at clubhouse.