

Stonebrooke HOA Board Meeting Minutes
Year End Meeting
Tuesday, January 14, 2014

Meeting commenced at 6:05pm. Quorum met.

Board Members in Attendance: Trent Shores, Jeff Stava, Jeff Hamilton, Harry Gordon, Jeff Fulco , Grant Oden, Brian Torgerson, Randy Branstetter

Absent: Ron Vanderslice (resigned position-moving from neighborhood)

1. **Call to Order by:** Trent Shores (President) at 6:05 pm.
2. **Review and Approve August Minutes:** October minutes were approved via email the previous day-Request for Amended Minutes on Dues Vote-sent out and approved via email.
3. **Officers' Reports:**
 - a. **President:** discussed emails from Homeowners regarding dues increase He has been answering those emails with Jeff Stava regarding the current budget and going forward. The Dick's Sporting Goods sign in Tulsa Hills is an issue at night as it shines into the neighborhood-manager agreed to turn it off at night. Handyman replaced lights to neighborhood entrance, pond light fixed, breakers fixed. Some discussion about intermittent pond lights issue and the Christmas lights not staying on.
 - b. **Vice President- Brian Torgerson:** not present at time of report.
 - c. **Treasurer-Jeff Stava:** -see attachments. \$1500.00 dues arrived in December with same 4 or 5 which have not payed yet, water bills are looking ok, electrical is less also, Roughly \$38,000 at year end on balance sheet which was less than last year, still have unpaid balances due on card keys and mail out costs for dues statements. Dues was an issue for some people. Much of non-budgeted project list needs to be added to Budget Project list. 286 total residents with 183 having paid their dues (\$178,800.00 in our account now)-recommend to get the project list done by annual HOA meeting.
 - d. **Secretary-Jeff Fulco:** no report other than minutes report.
 - e. **Pool Liaison-** No report -Pool now closed.
 - f. **Grounds Liaison-Harry Gordon:** Rock wall issue-sod installed. Re-stabilization project appears to be complete. HOW completed initial work of dangerous trees and trees across creek. HOW came back 1 day in December and removed large limbs that could fall out and worked on south side of creek (about \$800/day)- Ice Storm caused some damage! Some free work was done for fire wood. A donation of \$15,900 was made for tree planting- Josh will start this month on this weather permitting-will plant 30 trees by ponds 3 & 4 near street. Some Live Oak trees to be planted near ditch by pool. Trent will send email out about the anonymous donation. We will get 1 year warranty on the trees. Other Homeowners have inquired about planting trees in the common area and would water them. May want to put trees on the edge of the Green Belt-would like a donation for it-need to discuss. Pond 3- creek is

washing out-needs rock or sod to prevent further erosion-up for discussion.

- g. **Pond Liaison- Jeff Hamilton:** investigated using grass carp (see new business); may treat ponds again this year!

4. **Old Business:**

- a. **Bridge Inspection (Grant Oden)**

Jim, our handyman, will do the tightening of bolts (approx. 5 days of work). It will take 6 weeks to get a permits for roofing (approx. \$130.00 for permits). Will have to shut down the road to do the work, put barriers up and close one lane at a time during work. Shooting for April 1st to be done on roof. City has stated that they will clear out under the bridge and in the future, any trees that cross the creek.

- b. **2013 Dues (Jeff Stava)**

See above officers report-no new business

- c. **Basketball Court Trash Can (Hamilton)**

Trash was recommended to be moved after meeting or get handyman to do it. Handled after meeting!

- d. **Creek Deterioration/Wash Away-Hagar Creek**

Hagar Creek – City will get it cleared on each side of the road near Elwood. Several trees have half of roots exposed in the creek-working with the city –discussed this. Some discussion about a past dedication of the creek to the city but with some problems. Trent recommended to table this discussion to allow for further open conversations with the City-possible letter to the city for additional discussion. The city has committed for the rip rap for some of the storm water drains that are being undercut by water flow. The motion to table this discussion until later was seconded by Brian Torgerson and approved by the Board.

5. **New Business:**

- a. **Dick's Sporting Goods Sign**

Shining in neighborhood at night- Trent met with manager and store owner and called corporate facilities dept- no return call. All have agreed to turn it off at night but still no results.

- b. **Non-Budgeted Project List**

See attached list –and board member responsible

- c. **Pond Maintenance**

All agreed to add grass carp in the appropriate number per pond per acre

- d. **Club House Maintenance**

Paint east side-Trent will get Handyman to handle this

- e. **Irrigation**

Harry will ask Josh about the Cul de Sac area and the irrigation system.

6. **Adjourn Meeting**

Meeting adjourned at 7:15 pm –Motion by Jeff Stava/second by Brian Torgerson. Next meeting is March 25, at 6:00 pm at clubhouse and tentative HOA meeting on April 1.