

## 2019 Annual Reserve Meeting Minutes

March 5, 2019

**Call to Order** – 6:45 pm Quorum was established

2018 Annual minutes were read aloud by Secretary Jamey Iverson and approved as written.

### **Introductions of the current board members**

Kevia Buckley – President

Barb Merrill – V. President

Angie Gottron – Treasurer (not present)

Jamey Iverson - Secretary

Rob Merrick – Gate

**Presidents Report** – No major problems this year, thanked David and Barb Merrill for the new Christmas wreaths this year. Plan to replace door on guard shack. Current one is warped with paint chips. Currently contacting people to do the improvement. We had two social events in 2018. Adult only social at Austin's home and a family social with a pizza truck and bounce house. Both had a good turnout. A lot of additional pizza was purchased to make minimum.

**Gate** – Current camera system is not very good. Poor resolution making it impossible to read a license plate as well as difficult to search for a specific time. We plan to get a top tier system for ~3k. New system will be top of the line, four new 4MP cameras with a 3 year parts and labor warranty. Everyone present was in favor. Will be adding long distance ability to our gate system starting in the next 2 weeks. This will add a slight increase in the monthly price of our system. Everyone present was in favor. Once the houses in the southeast corner of the reserve are done we will change the contractor code. There was discussion about not having the gates open as long on the weekend. However, with the number of houses currently for sale and having open houses we need to keep them open.

**VP REPORT** – Both doors on the guardhouse will look significantly better once Window Supply starts the repair. As far as compliance there needs to be something the HOA can do if you have a neighbor who violates covenant and continues to ignore requests to resolve the issue. Not addressing the issues will affect the value of others houses and the quality of the experience living here. There are questions from the homeowners which will be addressed with new business.

**Treasurer** – Kevia discussed the 2018 financials. All dues are current. We are putting \$250 per month in a savings account for future street repairs. Currently unknown how much it will cost but we expect it to be significant. The reserve fund currently has \$17,793. Asked if there were any questions regarding any expenses over the last year. No one had any questions. Looked over the operating budget, new cameras are already accounted for as well as the increase in the monthly landscape cost. We should have over \$20,000 in savings by end of year. David Merrill made the motion and second was made by Les Austin. Everyone approved and no one opposed. Motion passed.

**New Business** – New amendment was brought up to allow the HOA Board to fine members of the HOA for refusal to fix a specific violation. If someone refuses to pay the fine the procedure would be to put a

lein on the homeowner's house which will accrue interest. There was discussion about if this is the best approach vs when there is a problem using a lawyer and bring a lawsuit. It was discussed what it would require to be able to pass an amendment to the bylaws of the neighborhood. Everyone who was present at the meeting agreed with having a fine for prolonged violation. It was decided we need to specify exactly what the fine would be and the frequency. Recommendations from the HOA members was a fine of 1x annual due (currently \$500) which would recur every 6 months until the violation is resolved. Kevia agreed to go back and make changes to the amendment to include the specific fine amount and the frequency of the fine. These changes will be reviewed by an attorney. Once this is completed, we will bring it to the HOA members.

The current members of the HOA board have volunteered to continue at their current position for the 2019 year. This includes Rob Merrick, Barb Merrill, Angie Grotton, Jamey Iverson and Kevia Buckley. A motion was made by Joe Gottron to accept these volunteers as board members, second made by David Merrill. Everyone approved and no one opposed. Motion passed.

Stonebrooke Neighborhood HOA meeting will be coming up in April, please try to attend.

Dennis Sadler brought up the concern about traffic congestion in Tulsa Hills at Olympia and 81<sup>st</sup> street. It was discussed the state of Oklahoma must improve the bridge like the one on 71<sup>st</sup> street prior to the city working on the intersection, however that will not be done until 2020. Joe Gottron brought up that an email or letter needs to be sent to the Mayor specifically requesting no right turn on red for that intersection as well as put a dedicated right turn lane westbound on 81<sup>st</sup> to turn north on Olympia.

There were no further questions asked by the HOA

Kevia thanked the board for their service and the meeting was adjourned at 0755pm