

# MINUTES

## STONEBROOK VILLAGE OA BOARD MEETING, SEPTEMBER 27, 2010

The meeting of the Board of Directors of Stoneybrook Village Owners Association was convened in the clubhouse at 9:03 a.m. by President Hayes. Directors who were present included Jonathan Hayes, Tony Olsen. Chuck Van De Wetering was also present via conference call. Ten owners were present. Dave Stubbs & Kurt Powell, Willamette Community Management, also attended.

**Minutes.** The Board **APPROVED** the minutes for the Board meeting of August 16, 2010.

**Financial Reports.** The Board reviewed the July financial statements and the analysis provided by WCM. As of August 31, Association assets were \$524,324.27 in cash or equivalents, which includes \$1,563.95 in prepaid assessments. \$127,600.82 was allocated to Reserves, and \$279,246.52 is in the building restoration fund. August income was \$19,701.16 and expenses were \$16,133.83. The Board **ACCEPTED** the treasurer's report.

**Owner's Forum.** Renee Senior reviewed the current city/association policy of owner responsibility for the maintenance of raised sidewalks due to tree roots and the liability for incidents on them. Renee also spoke about a desire for a secure key access system for the pool building. Jonathan Hayes discussed the action the association has taken to remedy the common area raised sidewalk situations.

### **Committee Reports.**

**ARC.** Mike Propst submitted a written report. ARC has a fairly routine month with lots of homes being painted. The board **ACCEPTED** the ARC report.

**Communications.** Lois Palermo submitted a written report identifying topics for news announcements. The annual meeting will be held November 30<sup>rd</sup> at 3pm. There is one position open this year – one director term expiring currently filled by Jonathan Hayes. Neighborhood watch updates will now be received by WCM. The new lodge managers have made a standing invitation for Stoneybrook residents to have coffee and refreshments with the Lodge on Saturdays at 10am. They have also invited the monthly potluck group to have dinner with the lodge on Wednesday Oct 6<sup>th</sup> at 5:00pm and bring desserts for them as well. The board **ACCEPTED** the report.

**Garden.** The gardens are being cleaned up right now. The board **ACCEPTED** the report.

**Landscape.** Jim Palermo asked if Trugreen is aware of the tent caterpillars on Birch trees. WCM will contact TruGreen about the caterpillars and find out possible solutions. The board **ACCEPTED** the report.

**Building Restoration.** The pool is going to be available for resurfacing Nov 1<sup>st</sup>. There appears to be sufficient funds for the pool and spa resurfacing – however the amount for resurfacing the pool deck is \$10,000 above budget. Other areas of the restoration are below budget however, so the funds should be available. The project is moving forward very smoothly and is on schedule. The board **ACCEPTED** the report.

**CC&R.** The Committee met last Friday and now have first draft documents ready for the board. They are continuing work on the bylaws, articles of Inc, and resolutions. The committee would like responses from the board on the rewrites. The committee's goal is to have the governing documents amended and restated and ready for community response by the annual meeting in November. Then, they will have a vote of the community by mail-in ballot at a later date. The board **ACCEPTED** the report.

## **New Business.**

**Stoneybrook Website:** The board **APPROVED** to have Willamette Community Management create the website [www.svoa-corvallis.org](http://www.svoa-corvallis.org) to be a archival website and to have them maintain the website every month.

**Raised Sidewalks** WCM is still gathering quotes from companies to repair/grind the sidewalks within the community. The board **APPROVED** WCM to spend up to \$15000 (as approved in the June 21<sup>st</sup>, 2010 Meeting) to repair the sidewalks on the common areas in the community to be performed immediately. The board also **APPROVED** having WCM to include within the quote from the company owners within the community. If the owners choose to take advantage of the opportunity, they would then be billed through WCM for the service. The

**Pool, Hot Tub, Deck, and Bathroom Resurfacing** The board **APPROVED** WCM to sign a contract with Anderson Pool Works in the amount of around \$30,000 to have the resurfacing done.

**Keycard system for the doors:** The board **APPROVED** a motion to supply each homeowner with one keycard free of charge, and other keycards for the Assisted Living and the lodge for the pool/clubhouse when they become available; replacement cost of the cards will be \$50. The board discussed the replacement cost of the cards and the policy of how the cards are transferred in ownership when a home sells.

**Insurance:** The board **RATIFIED** a motion to approve the change in insurance companies.

**Reserve Studies:** Regenesi gave a quote for \$1500 one-time fee or \$700/month for a reserve study. WCM also offers to do reserve studies. State law requires that you review your reserve account once a year. The board will continue with the current reserve study numbers until after the construction project is completed and will review the reserve study after that time.

## **Future Board meeting dates:**

The next regular Board meeting will be Monday, October 18, at 9:00 a.m. at the clubhouse. A board work session is scheduled at 9:00 a.m. on Monday, October 11, to be held at the clubhouse. The work session will be preceded by a community walk-around at 7:45 a.m. Future Board meetings will be November 18 and December 20.

Meeting was adjourned at 10:31 a.m.

Board member email addresses: Jonathan Hayes (chateaugosaurus@att.net), Tony Olsen (olsen-t-s@comcast.net), Chuck Van de Wetering (candbvans@comcast.net), Randall Corwin (randall.corwin@hawthornret.com, Mike Daley (Mike.daley@holidaytouch.com)