

MINUTES

STONEYBROOK VILLAGE OA BOARD MEETING

January 17, 2011

The Board Meeting of the Stoneybrook Village Owners Association was convened in the clubhouse at 8:59 a.m. by Director Barbara Bowns. Directors who were present included Barbara Bowns, Tony Olsen, and Chuck Van De Wetering. Kurt Powell and Dave Stubbs, Willamette Community Management, also attended.

Minutes: The board **AMENDED** then **APPROVED** the board minutes from the November 15th board meeting and **APPROVED** the minutes from the November 30th, 2010 board meeting that followed the annual meeting. The board **AMENDED** then **APPROVED** the minutes from the emergency board meeting on January 3, 2011.

Treasurers report: The December financial report was **ACCEPTED** by the board. Current assets as of Dec 31st were \$245,926.03. Of that amount, \$96,817.86 is in the reserve accounts. Total expenses were \$289,046.00. The net income for the year is \$47,610.63.

Willamette Community Management: Kurt Powell of Willamette Community Management gave a report. The concrete replacement in front of the clubhouse will be happening as soon as the company can get to it. TruGreen is looking into changing the fertilization for Stoneybrook as a result of some of the research of the Pond Committee. WCM sent out electronic statements and information for the first time this last month and received very few responses with problems. The svoa-corvallis.org website is coming along nicely and is continuing to be updated and changed.

Owner Input: Two owner's front lawns are being damaged by voles. WCM received a proposal from TruGreen that the board will address later on during the meeting.

Committee Reports: There were 4 ARC requests from this last month.

Communications Committee: The new community directory is being finished up. If it is completed in time, it will be distributed before the February 21st board meeting.

Garden Committee: Doreene Carpenter has been working on an update. Gardener's were treated to an informative presentation by Darren Morgan from Shonnards. The old worn out trash containers are being replaced by yard debris carts supplied by Allied Waste. Wood and Accumulated unclaimed supplies are being removed.

Landscape Committee: nothing to report

Pool Committee: The room temperature in the pool started to drop during this last week. The motor on the new duct heater burned out presumably when the main breaker fried in the pool room. On Saturday, the main heat was shut off to the pool room (leaving the auxiliary heater in place). There are only a few unpaid invoices from DevCo to be paid out in the amount of roughly \$3500.

CC&R Committee: The CC&R Committee will be meeting with the lawyer from Vial Fotheringham to discuss the changes to the CC&R.

Old Business: Corvallis Fence asked that we wait till we get warmer weather to clean the vinyl fence. The board asked that we get the fence cleaned right away.

Parking: The association is continuing to discuss avenues to enforce parking in front of the clubhouse and pool house. Barbara read a new pool house/clubhouse parking resolution. The board discussed the resolution and specifically considered changes relating to single family owners taking meals to lodge residents. Chuck made a motion to pass the new resolution. He rescinded his motion after discussion of the proposal. The board **POSTPONED** the decision until more information can be reviewed.

Pond Committee: The committee is reviewing the pond and ways to keep it sustainable while keeping the maintenance costs at a minimum. The city of Corvallis is moving toward a clip and leave process for all of the lawns, and the committee is considering creating a proposal for all of Stoneybrook. The committee will give a review back to the board next month.

Sidewalk Grinding: The sidewalk replacement has not been completed. WCM will continue to communicate with the company to get it completed.

Reserve Study: The board **APPROVED** to have the reserve study reviewed and changed by Willamette Community Management.

Pool Use and Safety Committee: The committee would like the swimmers who use the pool to glance at the thermostat and pool temperature as well as note the water quality when they arrive. They would also like the swimmers to make sure the windows are closed or pinned as well as move around the perimeter before they begin their swim. There is a new sign-in sheet that includes this additional information.

Activity Committee: The activity has an open house tentatively scheduled for the February 9th. (SAT AFTERNOON AFTER 4pm)

List of committees: This list has been compiled and given to the board.

2011 budget/contract review: The board will be meeting at 8am on Jan 20th to review contracts for Stoneybrook.

New Business: Garbage containers with the clubhouse - WCM is contacting ARMOR to make sure they take any trash from the clubhouse directly to the garbage at the back of the lodge when it is ready to be changed.

Rules/Policies: Lyn Martin is gathering all of the documents to make sure all of them are on the website.

Budget Preparation: The board has been waiting for the maintenance information to begin the budget preparation. The Board has finally gotten the information from the appropriate vendors.

Financial Review: The board will address the financial review at a future board meeting.

Maintenance Study: The board has received documents that will help schedule maintenance for the pool house and the clubhouse.

Landscaping on Orchid Circle: The landscape committee requested a proposal for a landscape improvement to the triangle on Orchid Circle. The cost is roughly \$6000. The board **DENIED** the proposal. Doreene Carpenter expressed interest in serving on the committee.

Community Association I/Vial Fotheringham handbooks: The board **APPROVED** a motion to join the CAI (Community Associations Institute) for one person for a one year

membership. The board also **APPROVED** a motion to have WCM purchase two additional HOA Handbooks from Vial Fotheringham.

Appreciation Potluck: The board **APPROVED** to have WCM send a check in the amount of \$100 to Erika Schoell for costs associated with the potluck.

Vole Proposal: The board **APPROVED** a motion to have TruGreen address the voles in the community.

The meeting adjourned at 10:18am.

The board will meet on Feb 7th at 6pm in the clubhouse to discuss and approve contracts.

Please read the draft resolution below that the board is considering and send any comments or suggestions to Willamette Community Management at wcm@willamettecm.com or call 541-602-1775. Thank you!

STONEYBROOK Village Owners Association
Clubhouse and Poolhouse Parking Policy

The Stoneybrook Village (SVOA) Clubhouse and Poolhouse Parking is reserved strictly for persons using the Clubhouse or Poolhouse facility. Designated Parking spaces are those adjacent to Lot 46 of Stoneybrook Village at 4710 SW Hollyhock Circle and include the eight non-handicapped spaces located directly in front of the Clubhouse and the four non-handicapped spaces located in front of the Poolhouse.

The Board of Directors has established the following policy to ensure that Clubhouse and Poolhouse parking is available to users of those facilities, and to prevent side street parking which could hamper access by emergency vehicles.

Parking Signs: Signs are installed that clearly identify RESERVED parking spaces and indicate that Violators will be towed. ORS 98.810. The words 'RESERVED Clubhouse/Pool' are stenciled in front of each reserved parking space.

Permissible Vehicles: Parking spaces shall be reserved for Clubhouse and Poolhouse users and their guests, invitees and SVOA maintenance personnel only. Lodge residents and their guests or attendants are prohibited from parking in these reserved spaces unless attending events at the Clubhouse or Poolhouse. Lodge employees and Lodge maintenance vehicles are not permitted to park in the reserved spaces.

Overnight Parking: Overnight parking by anyone is prohibited unless the SVOA Board of Directors has granted special permission.

Enforcement Authority: ORS 98.805 – 98.840.

Enforcement Procedures: The SVOA Board of Directors reserves the right to have any vehicle found in violation of this policy towed at the vehicle owners' expense. SVOA reserves the right to change any and all terms, conditions and fees and to modify this policy as needed.

Adopted: /2011

Barbara A. Bowns, President SVOA

Chuck VandeWetering, Secretary SVOA