

MINUTES
STONEYBROOK VILLAGE OA BOARD MEETING
February 21, 2011

Director Barbara Bowns convened the Board Meeting of the Stoneybrook Village Owners Association in the clubhouse at 8:59 a.m. 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 **APPROVED** the board minutes from the January 17th, 2011 board meeting.

Treasurers report: The January financial report was **ACCEPTED** by the board. Current assets as of January 31st were \$ 253,685.40. Of that amount, \$ 96,901.42 is in the reserve accounts. Total expenses were \$ 11,997.37. Total income to date is \$21,269.18.

Willamette Community Management: Kurt Powell of Willamette Community Management gave a report. Of the 12 homes that had not paid in January, three of them have paid in the last few days.

Willamette Community Management called Dave again from Corvallis Fence about getting the vinyl fence cleaned. He has not yet scheduled the cleaning.

Willamette Community Management is almost done handing out all of the pool/clubhouse card keys for the neighborhood for owners who were not able to attend the annual meeting.

The Lock Doctor is in the process of re-keying the clubhouse maintenance closet as well as the mechanical pump room.

TruGreen completed the vole control in the community. The crane fly treatments have been approved by the board and will be completed soon.

Columbia Concrete has finished the new sidewalk in front of the clubhouse, but they were not able to finish the repair to the sidewalk along Country Club as it belonged to the city. WCM called the city and had it put on their list to have it fixed.

WCM purchased stencils and volunteers have marked the parking spots in front of the clubhouse and pool.

Committee Reports:

ARC: There was one ARC request to install a satellite dish from this last month.

Communications Committee: Most of the directories have been handed out to the community. The committee would like to know what information should be included in the Association Information this month.

There were some people soliciting at homes in the neighborhood this past month. Currently there is no law in Corvallis that restricts solicitation, but they do have a rule that if you have a "no soliciting" sign posted, then it is not legal for someone to solicit your home.

Garden Committee: The garden plots are filled for this next year. By the first of March, the committee will be assigning spaces. They have 14 plots laid out right now. If we have more gardeners, then we could create smaller plots to let more homeowners

do gardening. Doreene Carpenter has gotten estimates from different companies on what it would cost to create more garden plots.

Landscape Committee: Adrienne gave history on the origin of the Orchid Circle proposal presented last month. Doreene Carpenter is going to be more involved in proposals for the landscaping in Stoneybrook. The committee is going to meet tomorrow morning to present proposals for the orchid circle area.

CC&R Committee: The CC&R Committee is on hold waiting for the materials from the lawyer. Vial Fotheringham, the lawyer preparing our documents, has determined that the Declarant (Matrix/Legend Homes) has retained some rights under Oregon Law. WCM is following up on the Declarant Rights release letter.

Owner Input: The Pool lights have been left on all night twice this month. WCM will create a sign for the Pool House that reminds owners to turn off the lights before they leave.

One of the Activity Committee members was concerned about another Stoneybrook resident's safety due to strange behavior. One owner asked if the Association could gather emergency contact information from owners. If a homeowner notices something out of the ordinary, they should call the non-emergency number for the police department at 541-766-6911.

One owner noted that many homes within Stoneybrook Village have clothes dryers that are not located on an outside wall. Because of that, the dryer vent ductwork can get rather long and can become plugged if it is not cleaned out on a regular basis. This dryer vent ductwork should be cleaned every year.

Old Business:

Declarant Rights Document from Lawyer: The board **RATIFIED** a decision to have WCM deliver the declarant rights document to Matrix Development. A declarant rights release document was never signed at turnover in Stoneybrook. WCM personally delivered the document to Mike Goodrich of Legend Homes.

Parking policy: Chuck Van De Wetering proposed to rescind the formal Stoneybrook parking policy and adopt a new parking policy. The board discussed the new draft policy that was sent to homeowners in the previous month for review. The administrative methods and procedures for enforcement have not been specifically defined. This policy gives the board and/or WCM the authority to tow cars not in compliance with the parking policy. WCM keeps a log of the violations that are cited. Occasionally the lodge has large events, and the board considered temporarily putting up signs that would allow lodge visitors and residents to park in front of the clubhouse and pool if the board approved the event in advance. The board **APPROVED** a motion to rescind the existing parking policy and implement the proposed parking policy. WCM will handle the methods of enforcement.

Pond Committee Report: The committee presented a report at the work-session about the pond and its maintenance cycles. They presented ways to lower cost and improve the appearance. The committee proposed moving the circulation pump to the upper pond to help control algae growth as well and create a waterfall in the upper pond to help with aeration. The committee also recommended controlling the nitrogen input to the pond by reducing fertilization on the single family homes and using mulching methods on all lawns in Stoneybrook. The board also understands that the output from our pond goes directly to the Mary's River without being treated.

The board made a request to TruGreen to get a proposal to change grass height to 2 1/2", to reduce fertilization by 50% on all grass within SVOA, to eliminate fertilization next to the pond, and to utilize drop spreading of fertilization as well as liquid fertilization within SVOA. TruGreen proposed changes to the landscape contract. The single family homes will cost \$4046, which is up \$283 from \$3763 and the common area will cost \$2221.00, which is up \$119 from \$2102 in the previous contract. The board will review this proposed TruGreen contract before the next board meeting.

The board considered how much the pond is going to cost in the future. The board acknowledges that SVOA is required by the city to have the retention pond. One way to keep costs down is to reduce the amount of nitrates that go into the pond by reducing the fertilizer. The board **APPROVED** a motion to move the circulation pump to the upper pond for a cost of \$3500 and to install a waterfall feature in the upper pond in the amount of \$1500. The board **APPROVED** a motion to allow Full Spectrum Aquatics to use the pond for Koi at no cost to the association with the conditions that the Koi cannot escape and that the species are native to Oregon. WCM will follow up with Full Spectrum Aquatics to make sure that the Koi cannot escape as well as making sure having the Koi complies with all federal and state requirements.

CAI membership: WCM has purchased a single CAI membership for the board of directors.

New Pool Operator contract: The board has adopted a new pool operator contract with ARMOR contracting. WCM is overseeing the transition of pool maintenance contractors.

Contract renewals to WCM: The board signed the contract update for WCM.

Reserve Study status: WCM has completed an initial inventory for the Reserve Study for Stoneybrook. The board will review the inventory at a future meeting.

Maintenance Schedule: WCM has almost completed the maintenance schedule for Stoneybrook. This will also be reviewed at a future meeting.

NEW BUSINESS:

Vial Fotheringham: There is an HOA conference on May 14, 2011. The cost is \$40 for each board member. The board **APPROVED** a motion to have the association pay the conference fee for any interested board member.

December Budget reports: The board **APPROVED** a motion to move the current surplus in the account 3721 Building Restoration Income in the amount of \$25,085.80 to the 3201 Pool Deck in the amount of \$ 15,531.91 and in the 3207 Pool Plaster in the amount of \$ 9,553.89. The Pool Plaster will have a balance of roughly -\$274.

Assessment Payments: Tony made a suggestion to add to the newsletter a note about delinquent account, member benefits, and member obligations to pay assessments. He reviewed the current policy with delinquent accounts.

The meeting adjourned at 10:56am