

## **MINUTES – March 7, 2011**

### **STONEYBROOK VILLAGE OA BOARD MEETING**

The Board Meeting of the Stoneybrook Village Owners Association was convened in the clubhouse at 9:02 a.m. by President Barbara Bowns. Directors who were present included Barbara Bowns, Tony Olsen, and Chuck Van De Wetering. Nine owners and Kurt Powell & Dave Stubbs, Willamette Community Management, also attended.

Declarant Rights document: Board **APPROVED** action to request Matrix to relinquish specific Declarant rights related to RS-12 lot to Caldwell (or successor) and to relinquish all general Declarant rights to the Association. Dave Stubbs has talked with Mike Goodrich. Matrix believes that development rights should follow the undeveloped property. Barbara will ask Vial-Fotheringham to revise the legal document.

Landscape Proposal: Board **APPROVED** a 'probationary' modification (for a three-month period) to the landscape contract as contained in a revised TruGreen proposal to reduce turf fertilization and to mulch grass in common areas without raking, but to rake out 'clumps' on single-family property. [The Board initially requested the proposal to help address pond health/maintenance issues and initiate some sustainability direction.] WCM should request TruGreen to provide the three-month trial at no cost increase.

Minutes: The board **APPROVED** the minutes for the February 21, 2011, Board meeting.

Administration: The board **APPROVED** conducting Board meetings regularly on the first and third Mondays of each month. All committee reports, Treasurer's report, and related administrative matters will be conducted only at the third Monday meeting.

Reserve Study: Dave Stubbs reported that most of the information has been compiled for the reserve analysis, and initial computations show that reserve contribution from monthly assessments will increase approximately \$15/month/property unit (from about \$10 to about \$25) due primarily to new items being identified following the building restoration project.

#### Other topics:

Maintenance contract revisions and other contract renewals are essentially complete.

Benton Electric is replacing the main circuit breaker box in the pool house today.

Pool lights were left on by users on Friday night (March 5). The Board asked WCM to determine who was using the facility and send a reminder of the need to turn off lights.

The ORP readings on the CAT controller (and the related operation of the new salt chlorination system) seem to be fluctuating wildly. WCM will work with ARMOR and others to determine the problem and get Schaeffer's to repair the apparatus under warranty if that is the appropriate solution.

WCM anticipates having the draft budget available during the next week so that the Board can review and act at the March 21 meeting.

The meeting adjourned at 10:05 a.m.