

MINUTES

STONEYBROOK VILLAGE OA BOARD MEETING

March 21, 2011

President 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. Nine owners also attended.

Minutes: The board **APPROVED** the board minutes from the March 7th, 2011 board meeting.

Treasurers report: The February financial report was **ACCEPTED** by the board. Current assets as of February 28st were \$ 247,046.99. Of that amount, \$ 124,022.98 is in the reserve accounts. Total expenses were \$ 27,740.57. Total income to date is \$ 40,335.58.

One board member asked about lien and collection procedures.

Willamette Community Management:

ARMOR update has given the board a list of maintenance items to be completed in the year. The board will consider each item as it comes up.

WCM has signed the amended TruGreen contract proposal for the next 3 months.

Benton County inspected the pool and spa. Stoneybrook passed the inspection.

In the last month, WCM put up the last of the No Parking signs in front of the clubhouse and pool.

Schaefer's is pursuing warranty work on the spa and pool at the request of the board.

TruGreen has begun the mulching on the lawns as per the new contract.

Over the weekend, WCM was notified that the temperature in the pool room was not high enough. WCM called Mike's Heating who is working to repair the Dectron.

Benton Electric installed the new electrical panel in the pump room.

CAI has transferred Stoneybrook's National Membership to an Oregon Membership as well.

WCM has made reservations on law Forum for two out of five board members.

Committee Reports:

ARC: Nothing to report

Communications Committee: Nothing special to report. Lois will be putting a section in the Association information about Sidewalk Maintenance.

Garden Committee: RobinJeanne met with the Gardeners. All of the plots have been assigned to owners. The committee presented an idea to the board to purchase 3 raised beds for the gardens in the fall or next spring. The board **APPROVED** a motion to install 3 raised beds with soil in an amount not to exceed \$1000 to be taken out of the contingency account.

Landscape Committee: Nothing to report for the landscape committee.

CC&R Committee: The committee is on hold until Vial Fotheringham can finish the letter modification.

Pool Committee: The committee has been vigilant in doing physical safety checks of the pool area every 2 hours.

Owner Input: One owner asked about whose responsibility it is to clean the ovens in the clubhouse. Another owner noted that there were some unsupervised users in the pool recently. She asked that WCM follow up with the users.

Old Business:

Declarant Rights Document from Lawyer: The board found a letter from Barker Martin noting that the declarant rights were relinquished at turnover. Vial Fotheringham maintains that the declarant maintains rights under a different interpretation of the law. The board **APPROVED** a motion to let Vial Fotheringham modify the declarant rights relinquishment letter to let some of the declarant rights be transferred to RS-12.

Reserve Study status: WCM has created a reserve study for the Association. Dave Stubbs went over some Reserve Study philosophies in relation to reserve study funding, reserve study items, and reserve item life cycles. The board **APPROVED** a motion to have Dave 'clean up' the reserve study by changing the timing for items and removing some ambiguous line items within the study. The board **APPROVED** a motion to re-bark every 3 years.

Maintenance Schedule: WCM has also created a maintenance schedule for the Association that includes more items than before.

Budget Status: The board discussed the proposed 2011 budget. The board **APPROVED** a motion to increase the monthly assessment to \$41 for the single family landscape and \$87 for the common area assessments effective April 1st 2011. The total single family assessment/month will be \$128.00 per month. WCM will create a budget summary for the community to help explain the budget.

Orchid Triangle: The landscape committee is looking at improvements to the landscaping of Orchid Triangle.

Approving invoices for payment: The board **APPROVED** to have WCM pay not more than the proposed amount for the sand filter repair.

File Cabinet and shelving for office: The board **APPROVED** a motion to have WCM purchase a filing cabinet and shelving for the office.

The meeting adjourned at 10:56am