

MINUTES

STONEBROOK VILLAGE OA BOARD MEETING

May 2nd, 2011

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

Minutes: The board **APPROVED** the minutes from the April 18th, 2011.

Owner Input: Multiple owners expressed their concerns on the appearance of lawns with yard mulching within the community.

WCM Report: WCM is getting proposals for the fence cleaning work on 45th Street and 49th Street. Once the proposals are in, WCM will review and get the job started if the proposal amount is within the approved amount.

WCM is continuing to check up on the attic heater in the pool room. The attic heater has not been working properly recently and will need to be repaired soon by Mike's Heating. When the attic heater does not function properly, the Dectron also does not work properly and the malfunctioning of the attic heater may cause the Dectron damage.

The ORP sensors on the pool and spa seem to be working correctly.

Old Business:

Declarant rights - Stoneybrook has not received a response from Matrix on the declarant rights letter.

Review of financial documents – Barbara and Tony met with Kurt from Willamette Community Management to re-organize the accounting structure for the community to account for the reserves differently, to change the Accounts Receivable reports to be easier to read, and to make the balance sheet easier for the community to read and understand. No changes will actually be made to the books until the proposed plan is reviewed by a CPA.

New Business:

Review of landscape policies and vole extermination services/damage repair – The board reviewed the current landscape policies within the CC&R's and the TruGreen Contract. The board **CONFIRMED** a policy that the Association may charge each owner separately for pest extermination.

Chuck made a motion to have the vole damage to selected lawns in the community be repaired by the Association. The motion did not receive a second, so the motion failed. If a homeowner would like to put down new soil and re-seed to repair the damage to the lawn from voles, they may do so at their own expense.

Update on repairs/changes to pond area – M&W will be hooking up the circulation pond tomorrow and will get it going. Full Spectrum Aquatics has not received the approval from Oregon Department of Fish and Wildlife for the Koi. If he does not receive the approval, he will ask the board for permission for a different species of fish. The new water feature will be installed this week by Full Spectrum Aquatics weather permitting.

Changes to collections policy - The board would like to ask the community for help in re-writing the collections policy for the Association. If any homeowner would like to help, please contact Barbara Bowns.

The next board meeting will be on May 16th 2011.

The meeting adjourned at 10:04am