

STONEYBROOK VILLAGE OWNERS ASSOCIATION BOARD MEETING - June 22, 2011

President Barbara Bowns convened the Board Meeting of the Stoneybrook Village Owners Association in the clubhouse at 9:03 a.m. Directors who were present included Barbara Bowns, Tony Olsen, Chuck Van De Wetering, Lyn Martin . Kurt Powell, Willamette Community Management, also attended. Nine owners also attended.

Minutes: Tony motioned to accept the minutes from the June 6th board meeting. Barbara seconded the motion. The board **APPROVED** the minutes from the June 6th, 2011 board meeting by unanimous consent.

WCM Report: WCM contacted Mike's Heating about the attic heater in the pool room. The temperature dropped again during this last week in the pool room noting there is something wrong again with the heater.

Treasurer's Report: Total current assets are \$259,670.89. Of this, \$131,184.26 is reserves. Total income to date is \$103,481.66 and total expenses to date is \$97,553.40. Barbara motioned to accept the treasurer's report. Chuck seconded the motion. The board **ACCEPTED** the motion by unanimous consent.

Activity Committee: Nothing to report.

Architectural Review Committee (Jim Palermo) –One home in the community is changing the drainage on their home and will be submitting an ARC application soon.

CC&R Packet Revisions (Chuck Van De Wetering): The committee has sent the next draft of the packet revision to the board for review.

Communications Committee, (Lois Palermo): Lois Palermo noted that the lodge has new Managers: Jeff and Eileen Sibley. Two homes have sold recently and the new owners have gotten their information from the communications committee.

Garden Committee (Robinjeanne Parks): The new raised beds are being utilized in the garden.

Landscape Committee (Adrienne Lawrence): The committee has recently gotten a few complaints about grass clippings. There are some bushes that are 'sick' in the community, and TruGreen is taking care of the bushes. The committee urges community members to fill out landscape request forms if they are unhappy with the landscaping.

Pool Committee (Robinjeanne Parks): The community members have been faithful in checking the pool every two hours. The committee noted that ARMOR is doing a great job. Recently, there was a lodge family member present with grandkids in the pool. The board did not take action on this. WCM will be getting the pool drain covers replaced in the spa.

One homeowner noted that there was dog feces on the lawns in Stoneybrook. The trees along 49th on the side of Birdsong and Hollyhock are in need of pruning. WCM will contact TruGreen to see how much pruning would be for the Association.

Pond Agreement with Full Spectrum Aquatics: The meeting with the pond doctor was re-scheduled due to his family emergency. Devco will do an engineering survey of the pond as soon as they are able.

Full Spectrum Bill: WCM and Tony Olsen met with Don Strickland of Full Spectrum to discuss a bill sent to the Association. Tony Olsen made a motion to pay the invoice amount of \$2800 to Don Strickland for services rendered to remove the circulation pump after the pump well flooded due to a

break in one of the old repairs. Chuck seconded the motion. The board **APPROVED** the motion by unanimous consent.

Tony moved to re-install the centrifugal pump and make repairs to the pipe, but not finish the water feature at a cost of \$700. Chuck seconded the motion. The board **APPROVED** the motion by unanimous consent. Tony made a motion to have M&W electric restore the electrical service to the two wells and pumps at a cost of up to \$500. The board **APPROVED** the motions by unanimous consent.

Grass-cycling project: The Association had asked TruGreen to mulch the clippings of the grass for a 3 months probationary period. The board reviewed the community response to the current plan. Barbara made a motion to return entirely to our prior landscape standards including the regular application of fertilization and bagging the grass clippings. Tony seconded the motion. The board **APPROVED** the motion by unanimous consent. The board wanted to thank TruGreen for going through the mulching trial period with Stoneybrook at no cost to the association.

Landscape Proposals Barbara made a motion to accept two proposals from TruGreen to remove the dead birch trees on Country Club Rd as well as replace plantings on 49th street at a cost of roughly \$5800. Tony seconded the motion. The board **APPROVED** the motion by unanimous consent.

CC&R/Bylaw Review: The board reviewed changes to the CC&R packet. The packets will be sent to owners by July 15th. There will be a forum on the 25th of July to ask questions about the packet. Chuck moved to accept the final draft of the review information provided by the committee and place the final draft revisions on the website. Barbara seconded the motion. The board **APPROVED** the motion by unanimous consent. Chuck moved to appoint a committee of tellers and counters including Lois Palermo, Sandy Olsen, and Henny Chambers. Barbara seconded the motion. The board **APPROVED** the motion by unanimous consent. Jim P. and Virginia W. and Chuck Van De Wetering will be making visitations to homes to explain the ballot and/or pick them up to deliver to WCM if they don't get mailed or dropped off by owners. Chuck moved to hold the CC&R/Bylaw election on August 1st 2011, and the ballot return deadline will be on August 31st 2011. Tony seconded the motion. The board **APPROVED** the motion by unanimous consent. Notices of the results will be sent to all owners on September 10th, 2011. Barbara moved to unanimously recommend as a board all changes to the CC&R and Bylaw changes that the committee has proposed. Lyn seconded the motion. The board **APPROVED** the motion by unanimous consent.

Delinquent Assessment Information to Lawyers/Collection Policy: Lyn moved to approve the collection policy as stated in the draft sent out to the community. Barbara seconded the motion. Chuck moved to amend the collection policy to correct a typo. Tony seconded the motion. The board **APPROVED** the amendment by unanimous consent. The board **APPROVED** the motion by unanimous consent.

TruGreen removal of weeds around pond: WCM spoke with Jordan Davis from TruGreen about removing the weeds from around the pond area. Jordan said they would weed around the pond at no additional cost to the association.

Weed Complaints: The board noted that the committee and WCM will only act on written complaints about landscaping.

Title Transfer Notification Fee: Tony moved to accept a \$100 fee for title changes/notifications that are received after 10 business days of the change of ownership. Barbara seconded the motion. The board **APPROVED** the motion by unanimous consent. The new fee schedule will be sent out with the next mailing.

TruGreen Proposals: The board reviewed the irrigation proposals for Stoneybrook.

The next board meeting will be on July 6th and July 20th 2011.

The meeting adjourned at 11:01am.

Kurt Powell, recorder