

## **STONEYBROOK VILLAGE OWNERS ASSOCIATION BOARD MEETING – August 24, 2011**

President Barbara Bowns convened the Board Meeting of the Stoneybrook Village Owners Association in the clubhouse at 9:03am. Directors who were present included Barbara Bowns, Lyn Martin, Tony Olsen, and Chuck Van De Wetering. Kurt Powell, Willamette Community Management, also attended. 8 owners also attended.

**Approval of Minutes:** Lyn Martin moved to accept the minutes from August 3<sup>rd</sup> 2011 and Chuck seconded the motion. The minutes were **APPROVED**.

### **WCM Report:**

Landscape – Tent Caterpillars have been seen on the street trees in the area. WCM confirmed with the landscaper that while tent caterpillars can cause water stress to trees and defoliation, they typically will not cause the death of a tree.

Landscape – repair of Country Club area drip irrigation -

There will be no charge for the drip repairs since they should have been completed as part of the plant installation. TruGreen will also begin replacing the new shrubs that are not recovering by late September/early October as the temperatures begin to cool and rains return.

Landscape – The tree trimming in the neighborhood was thought to be completed, but owners in attendance of the meeting confirmed that TruGreen has not yet completed the work.

Pond – WCM gave a report on blue-green algae in the pond as well as a report concerning the pond pumps.

Pond – Full Spectrum Aquatics notified WCM that the circulation pump in the south pond had been shut off by an un-authorized person. Full Spectrum purchased a lock for the circuit breaker panel and gave WCM a key to the lock.

Pool – The hot tub bubbles switch has been not been performing consistently. WCM will get an electrician to replace the switch to ensure it works as it should.

**Treasurer's report:** As of July 31st 2011, current assets were \$254,280.16. This includes prepaid assessments of 13,413.02. Of that amount, \$133,548.02 is reserves. Current income year to date is \$129,906.97 and expense year to date is \$131,076.87.

### **Committee Reports:**

**Activity Committee:** Nothing to report

**Architectural Review Committee (Mike Probst):** The application from one of the homeowners has encouraged the ARC to establish some new guidelines for solar panels in the community.

The Architectural Committee recommends the following guidelines in the installation or replacement of solar panels

- Solar panels will only be installed on south facing roofs.
- The panels may be no higher than 6" above the roof and must be laid parallel to the roof.
- Exposed cables will not be allowed.
- All wiring will be concealed within the panels or in the attic space.
- The panels must be installed contiguously.

- All solar panels must be in compliance with the Oregon Solar Panel Specialty Code. ARC will inspect the installation following the completion of the project.  
The board **APPROVED** a motion made by Chuck and seconded by Lyn to approve the new solar ARC guidelines.

**CC&R Committee Report (Chuck Van De Wetering):** As of August 20<sup>th</sup>, 2011, 108 ballots have been received (which equate to 121 votes). There are still 28 ballots pending (which equates to 67 votes). The secretary (Chuck Van De Wetering) confirmed that the election had a quorum (20% of the votes cast) as of the first day of the election.

**Communications Committee (Lois Palermo):** The Association Information for September has the board meeting notes as September 7<sup>th</sup>, September 21<sup>st</sup>, and October 5<sup>th</sup>. It will also include information on a new chair and revised committee responsibilities, notes concerning a new pond committee, signage on moving pool benches, and other items of interest.

Susan Hayes has agreed to serve as the new chair of the Communications Committee effective October 1<sup>st</sup> 2011. She will not be available for board meetings on Wednesdays, so Lois Palermo will give the updates during the board meetings.

The committee asked the board to authorize new changes to the Committee responsibilities. The board **APPROVED** a motion made by Tony and seconded by Lyn to accept the changes to the revised responsibilities to the communications committee chair.

The committee is also working on emergency medical cards for the community.

Chuck Van De Wetering moved to **APPOINT** Susan Hayes to chair the Communications Committee. Lyn Martin seconded the motion. The board approved the motion.

The board discussed having owner's information made public or private.

**Garden Committee (Robinjeanne Parks):** The email address for Robinjeanne has changed. There is a widespread of white powdery mildew on the zucchinis, so the committee is working to limit the spread of the mildew.

**Landscaping Request (Adrienne Lawrence):** Barbara Bowns and Willamette Community Management are working to re-write the contract for TruGreen in the future.

**Pool Oversight Committee (Barbara Rossbacher):** Nothing to report.

**Pond Committee (Sheila Cox):** The Pond Committee is meeting this Friday at noon in the Clubhouse.

**Owner Input:** There are trees on the east side of Peony have not been trimmed yet.

## **OLD BUSINESS**

**Status of Vial Fotheringham Collection Process:** WCM has not gotten any update on the status of the agreement. Barbara Bowns and WCM will follow up again with Vial Fotheringham.

**Bird Feeders on SVOA property belonging to non-residents.** WCM sent out letters to the homeowners with the bird feeders, and the bird feeders have been moved.

**Request re: landscaping on tract K.** An owner asked whether TruGreen could mow twice/month within Tract K. She also asked whether TruGreen could kill the current grass in the area and plant rye in its place. The board declined to make any changes to the contract at this time.

**Request from Lodge regarding handrail into pool:** The lodge has resolved this request on their own. There is no longer a request to put in a hand rail.

**Declining Tree Proposal:** TruGreen gave SVOA a proposal to replace two declining trees along the west side of the pond. One tree is on the homeowner's property and is the homeowner's responsibility. The other tree is on an association landscape easement inside the homeowner's property line and is therefore the Association responsibility to replace. The Board wishes to wait to replace the tree until the Pond Committee has made a recommendation to the Board.

## **NEW BUSINESS**

**Relocate Association mail box to outside wall:** Lyn Martin made a request to move the clubhouse mailbox drop slot from the interior of the building to the exterior of the building. The Board chose not to install an outside mail drop due to security and cost.

**Tree replacement between Birdsong and Hollyhock-Legend Homes:** There are three declining or dead trees on the section of the walking path between Hollyhock and Birdsong. The City purportedly signed off on the landscape bond for Legend Homes before the trees were replaced, so the Association will be responsible for tree replacement in those areas.

**Landscape Contract:** The landscape contract is being reviewed to clarify services provided.

**TruGreen landscape proposal cut around sprinkler heads:** The board has decided not to seek a proposal on this topic at this time but rather to include in services provided when the contract is renewed.

**Revise policy – rules enforcement and fines:** Lyn Martin has worked to revise the rules enforcement document to note that the \$75 fine will be added to each home each subsequent month that the violation is not corrected. She is also working to create a document that gives summary descriptions of each document of the Association. Lyn Martin made a motion to change the current rules enforcement and fines policy that a \$75 fine will be imposed each future month that the violation is not corrected. Tony seconded the motion, and the motion **PASSED**.

**Fire lane proposal from the Lodge:** The Lodge will paint the curb of the circular driveway red and paint "Fire Lane" as well on the curb.

**Kevin Russell or Shannon Chapmen:** Kevin Russell is the land use supervisor for land development services and is in the Development Services department of the City of Corvallis. Kevin catalogs tree removal activity in the community. He gave a summary to

the community on the responsible parties for tree replacement or removal. If the tree is in the Park Strip, the contact at the City of Corvallis is Becky Merja, and the city is responsible for maintenance of the tree. If the tree is in the common area for the Association, the main contact at the City of Corvallis is Kevin Russell or Shannon Chapmen, and the Association is responsible for the maintenance and replacement of the tree. If a tree is in the backyard or front yard of a home within Stoneybrook, the homeowner is responsible for the maintenance and replacement of the tree.

**Pond proposal:** The board received a proposal from Full Spectrum Aquatics to rake out the aquatic weeds in the pond. The board is looking at proposals from other companies for the same service.

The board requested that WCM turn off the waterfall in the north pond to ensure the aquatic weeds are not sucked into the pumps and cause damage.

**Proposal for Tent Caterpillars:** Chuck moved to accept the proposal from TruGreen to clean out the tent caterpillars from the trees and spray the trees to treat them for the pest for a cost of \$240.00. Lyn seconded the motion. The motion passed.

The meeting adjourned at 11:21am.