

STONEYBROOK VILLAGE OWNERS ASSOCIATION BOARD MEETING – September 21, 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 and Dave Stubbs, Willamette Community Management, also attended. 15 owners also attended.

FINANCIAL SUMMARY: The board **ACCEPTED** the financial report for August pending two questions regarding the net income. [WCM found the error and will correct it]. Current Assets as of Aug 31 2011 are 254,902.16. Of this, the reserve balance is 137,070.02. Income year to date is 170,659.31. Current expenses year to date are 175,392.04.

APPROVE MINUTES: The board requested that a change be made to the Aug 24th board meeting minutes regarding the city's responsibility for tree maintenance. The board **APPROVED** the motion made by Barbara and seconded by Tony to change the minutes. The board **APPROVED** a motion made by Tony and seconded by Lyn to accept the minutes for September 7th, 2011.

WCM Report:

WCM acquired a storage unit for the Association (at Philomath Self Storage) to store the pumps, rock work, and floating fountains during the winter time. The cost is \$111.60/month.

WCM is working with the landscape committee to discover all of the irrigation group controllers (called gang timers) in the community.

WCM will work with Full Spectrum Aquatics to turn on the circulation pump on the south end pond.

WCM got WetKat pool service to fix the air bubbles in the spa. The motor for the jet pump in the spa is making noises that may indicate the motor's bearings will need to be replaced in the near future.

WCM was able to contact Anderson Poolworks to replace the pool drain covers. Anderson Poolworks will be coming down next week to perform the work.

Tent Caterpillars were cleaned up along the park strip trees - though an owner noted them in some other trees as well along country club.

Committee Reports:

ACTIVITY COMMITTEE : Nothing to report.

ARC (Mike Probst): Nothing to report.

CC&R REVIEW COMMITTEE (Jim Palermo): The committee is ready to send the board a copy of the revised CC&R's for certification.

COMMUNICATIONS (Susan Hayes/Lois Palermo): The committee generated a report for the committee. The transition from Lois Palermo to Olsen will be completed as of October 1 2011. Tony made a motion to accept the revised report regarding the responsibilities for the communications committee. Lyn seconded the motion, and the board **APPROVED** the motion.

GARDEN (Robinjeanne Parks): The garden is quieting down. Nothing else to report.

LANDSCAPE (Doreene Carpenter/Adrienne Lawrence): One homeowner was concerned about trees in the common area adjacent to her yard. The branches are growing toward her rooftop. [The board is reviewing this situation and the landscape contract itself regarding this area.]

POND COMMITTEE (Shiela Coxon): The committee met to discuss and review the Pond Doctor report as well as the report from Devco Engineering. The meetings are publicized on www.svoa-corvallis.org. The DEVCO report will be available on the website as well for owners to view.

POOL OVERSIGHT COMMITTEE (Barbara Rossbacher): Nothing to report.

Owner Input: Eileen Sively from the Lodge made a parking proposal for the parking places in front of the clubhouse. She suggested having the Association create temporary parking places (2 hour maximum) in front of the clubhouse. The board **POSTPONED** any decision on this till a following board meeting.

One owner noted that cats should not be roaming free in the neighborhood recently. In the last few days, one owner has noted that she has caught a few mice in her garage. Another owner noted that she has noticed some owners have not cleaned up after their dogs in the common areas.

Devco Engineering report: DEVCO noted that there are requirements from the city regarding what the pond should be as a pocket park and a water feature. DEVCO presented 5 very different options for the future of the pond.

Weed removal in pond: Gaia landscaping removed the weeds from the intakes from both of the large pumps in the pond.

Pump removal in pond: The large pump that powers the waterfall has been removed and put into storage. The circulation pump for the south end will be turned back on for the time being.

Cranefly proposal: Stoneybrook received a proposal to treat cranefly in the turf area from TruGreen. Tony moved to treat cranefly in the turf area in the common areas and the single family homes. Chuck seconded the motion, and the board **APPROVED** the motion.

NEW BUSINESS

ARC Guideline review: The board reviewed the new ARC guidelines given to them from the committee. Barbara noted that a reference to the CC&R's needs to be changed because of the recent CC&R document change.

Multi-family liaison: The board discussed having one person be the liaison to the Lodge Facility and the Assisted Living Facility. Lyn Martin will serve as this position on behalf of the board.

Park strip trees and clarification again from City: "The city is responsible for maintenance of the tree". The board asked that this comment be retracted from the previous minutes of August 24 2011. All homeowners with questions about street tree maintenance should be directed to the City of Corvallis.

55+ age restriction exemption request: There is a couple who doesn't meet the age requirements and want to purchase a home in Stoneybrook. They won't be 55 until November of 2012. The current revised governing documents allow an exception of up to 20% of people who live in Stoneybrook. Lyn Martin moved to allow the couple to live in Stoneybrook based upon the hardship of the current seller for a period of 14 months, also due to the fact that there are no children living with them. Barbara seconded the motion. The board **APPROVED** a motion to allow the couple to live in Stoneybrook.

Change to Umpqua Bank Money Market Accounts: The board received a letter from Umpqua Bank noting that they reserve the right to have no interest floor requirement on the money market account. The board chose to leave the money in the Umpqua accounts.

Election Procedure Review: The Election Committee created a procedure based on the current governing documents. The board asked the election committee to review the procedures and take it to the board for review.

WCM sent a revised copy of the Reserve Study to the board for their review.

The board adjourned at 11:04pm.