

STONEYBROOK VILLAGE OWNERS ASSOCIATION BOARD MEETING – October 5, 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. 10 owners also attended.

APPROVE MINUTES: The board **APPROVED** a motion made by Tony and seconded by Lyn to accept the minutes for September 21th, 2011 pending one change.

WCM Report:

The pool room's temperature dipped below 82 degrees again two days ago. [In the past, this temperature change indicated a failure of equipment. Willamette Community Management contacted Mike's AC two days ago and Mike's AC will follow up with the problem to determine the solution.

Willamette Community Management contacted Anderson Poolworks to determine when they would install the warranty replacement drain covers. Once Anderson Poolworks gets the drain covers from the manufacturer, they will install them here.

Owner Input: One owner wanted to thank WCM and TruGreen for pruning the shrubs at his residence. Another owner asked how many owners have delinquent assessments and asked why the assessments went up during this last year. [The main reason for this change was the realization that the reserves were underfunded.]

OLD BUSINESS:

Proposed Election Procedures policy: Lyn Martin drafted a proposed election procedures policy for the board to review. The board **APPROVED** a motion made by Tony and seconded by Chuck to accept the proposed election procedures policy and upload it to the website.

Approval of Amended and Restated CC&Rs and Bylaws: The board reviewed the amended and restated CC&Rs and Bylaws and will schedule a time when WCM, Barbara Bowns, and Chuck Van De Wetering can go to record the document at the Benton County Recorder's office.

NEW BUSINESS

Pond equipment winter storage: Full Spectrum Aquatics will be removing the pump from the south end pump well, take it to Rugh Electric for warranty repair, and move it to the storage unit in Philomath at no cost to the association. Full Spectrum will also move the rock work from their storage facility to Philomath Self Storage at no cost to the Association as well.

Review changes to Landscape services in preparation for contract renewal: Barbara Bowns and Doreene Carpenter have been working on a more specific list of what landscape items should be included in a landscape contract. WCM will put the two draft landscape services documents on the website for homeowner input.

Landscape proposals from TruGreen: The board **APPROVED** a motion made by Tony and seconded by Lyn NOT to move forward with the aeration, over-seed, thatching, and lime proposals from TruGreen.

Request to change estate sale policy: One owner submitted a letter asking the board to consider abolishing the garage and estate sale policy to not allow garage or estate sales in the community. The current policy states:

“Garage sales within Stoneybrook Village are prohibited. However, estate or moving sales are allowed when the owner or resident is moving from the premises. The community manager must be contacted prior to scheduling the sale.”

Chuck Van De Wetering moved to appoint a committee to potentially modify and research policies and procedures for estate sales for the community. Barbara seconded the motion. The board **DENIED** the motion with a vote of 3 to 1.

The board **APPROVED** a motion to have WCM send a letter to local estate sale companies noting that they must contact WCM before an estate sale, they must leave garage doors closed during the sale, and they must not have any items on the lawn in the front of the home. The board also asked to have this information put into the Association Information for the communities input.

ARC committee vacancies: The chairman of the ARC committee resigned, and an additional member will be leaving at the end of the year. The committee will have two vacancies at the end of the year. One of these vacancies will be the permanent chairperson, as the current committee members would not like to be the permanent chairperson.

Request for 55+ age restriction exemption for grandchild under 21 years: The board **DENIED** a request from a realtor representing a potential purchaser of a home in Stoneybrook to have a grandchild who would attend OSU live in Stoneybrook.

2012 budget preparation: The board accepted for review a budget prepared by WCM for 2012 for Stoneybrook based off of the historical costs from this past year.

The board tentatively set the annual meeting for Monday, Dec 5th from 2pm – 4pm. The board will have 4 vacancies and encourages homeowners to run for the board.

The meeting adjourned at 10:22pm.