

## STONEYBROOK VILLAGE OWNERS ASSOCIATION BOARD MEETING – November 2nd, 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, Tony Olsen, and Chuck Van De Wetering. Kurt Powell, Willamette Community Management, also attended. 10 owners also attended.

**APPROVE MINUTES:** The board **APPROVED** a motion made by Tony and seconded by Barbara to accept the minutes for October 19th, 2011 pending one change.

### **WCM Report:**

A draft of a Stoneybrook website revision will be up for the board to review within the next two weeks.

WCM worked with ARMOR and Anderson Poolworks this last Friday to discuss why the pool and spa ORP levels were haywire. [Phosphorous levels, Total Dissolved Solid levels, and circulation were some of the reasons the spa is acting as it is.]

**Owner Input:** One Owner noted that there are lots of leaves that come down and asked that TruGreen blow the leaves into the street. The same owner asked that the landscape company notify homeowners when they shut off the water in the community. WCM will follow up with TruGreen to make sure the situation is remedied.

### **OLD BUSINESS:**

**TruGreen contract proposal:** TruGreen gave the board a contract proposal. Chuck moved to accept the contract proposal from TruGreen. Barbara seconded the motion. The board **APPROVED** the motion. Chuck moved to accept the landscape policy as drafted by Barbara and Doreene. Tony seconded the motion, and the motion was **APPROVED**.

WCM will send the landscape summary to the community in the next email summary and also onto the website.

**Engineering analysis of pond modifications:** The most recent minutes from the Pond Committee will be posted to the website this week. DEVCO gave some additional information to the pond committee. The pond committee gave a summary of their most recent minutes.

DEVCO is going to focus on two recommendations from the pond committee and come back to the community with two proposals. The first proposal would involve converting the south pond to a "healing garden" (constructed stream channel with landscaping) and raise the pump in the north pump well above ground. The second proposal would involve converting both the south pond and north pond to "healing gardens" and convert the waterfall to be self sustaining with its own pump and water. DEVCO agreed to perform a presentation in January to the community with photos, renderings and additional information.

The board discussed the idea of presenting the pond proposed changes to the community and asking for a binding vote from the community using a majority vote of the owners present in person or by proxy in the January or February board meeting. The board expressed opposition to a special assessment to fund any changes to the pond.

### **NEW BUSINESS:**

**Request for Age Restriction:** One owner in the community has been having a problem selling their home in the community. The owner asked if her daughter (who will be age 55 in April of 2013) could live in the home. The board reviewed the current housing prices in the community. Tony moved and Chuck seconded the motion to accept the age exception made by the owner. The board **APPROVED** the motion.

**Rules Revision proposal:** The board considered making changes to the current enforcement rules. The board took no action. To the Board's knowledge, the underage resident has vacated the property in question.

**Rescind two old memoranda of Action by Declarant:** The board **APPROVED** a motion made by Chuck and seconded by Tony to rescind two memorandums of action:

Jan 5, 2007 regarding landscape maintenance of Lots 15 thru 22. This action had previously been changed by other boards to exclude lawn care. The current revisions to the Landscape policy clarify what the Association responsibility is regarding maintenance of lots 15-19 and follows the easements granted in the deeds to these properties.

April 16, 2007 regarding the mowing strip in front of the Assisted Living facility and having the association be responsible for this maintenance. This responsibility has been assumed by the ALF quite some time ago and is no longer the responsibility of the association.

**Pond Maintenance Proposals:** Tony moved to pay \$400 for the monthly fee for Full Spectrum in October but not \$200 for the moving of the pumps and also included a motion to terminate the contract for Full Spectrum effective immediately. Chuck seconded the motion. The motion passed 2 to 1.

**Pond maintenance contract proposal:** The board moved to ask Gaia for a yearly pond maintenance proposal. The board also moved to have Mainline Pump and Philomath pump give a proposal for the pump maintenance. WCM will request the proposals after finalizing the requirements for the contracts.

**Reserve Study Funding:** The current reserve study was updated this year with major improvements. The board **APPROVED** a motion made by Tony and seconded by Chuck to pay the invoice for WCM in the amount of \$1000.

Tony moved to transfer the \$800 in the 2012 budget for the Reserve Study to the tree pruning reserve line item. Chuck seconded the motion – the board **APPROVED** the motion.

**Agenda for Annual Meeting:** The board briefly discussed the current draft agenda for the Annual Meeting.

The annual meeting will be held from 2-5pm on December 5<sup>th</sup> 2011.

**Other Contract renewals:** There will be contract renewals at the next board meeting.

The meeting adjourned at 10:48am.