

STONEYBROOK VILLAGE OWNERS ASSOCIATION BOARD MEETING – December 7, 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, and Sheila Coxon. Kurt Powell, Willamette Community Management, also attended. 8 owners also attended.

Election of Officers: The board appointed Barbara Bowns as President, Lyn Martin as secretary, and Tony Olsen as Treasurer.

Approval of Minutes: The board **APPROVED** a motion made by Lyn Martin and seconded by Sheila to accept the minutes from November 16th 2011.

WCM Report: WCM met with Fairchild Coating at the poolhouse. TruGreen has been working to keep on top of the leaf removal.

Owner Input: Karen Stephenson and the board thanked Chuck Van De Wetering for his service to the community as a board member in the past years.

Citing ORS 94.640(8)(c), Barbara Bowns gave a short report regarding telephonic participation with the Board of Directors. A quorum should be established with physical participation by board members, but telephonic participation by a board member via speakerphone should only be allowed when necessary and only when a quorum of the board members is present in person. The Oregon Statutes restrict telephonic participation to emergency meetings of the board only.

Hearing regarding overdue assessments: An owner requested a hearing with the board of directors regarding her delinquent assessments and requested that the late fee and interest be waived. The board **APPROVED** a motion to not waive the late fees or interest in the case.

Request for waiver of late fee by second owner. The board **APPROVED** a motion made by Barbara and seconded by Sheila to not waive the late fee and interest in this case.

OLD BUSINESS

Web site modifications: The website is still being worked on. The new site will be available within a few weeks.

Anderson Poolworks and repairs to cracks in pool deck: Kurt from WCM met with Fairchild Coatings at the request of Anderson Poolworks to look at the cracks. The Association has not received an official response yet from Anderson Poolworks.

Status of 2012 contracts: The board has approved most of the contracts for 2012 with the exception of ARMOR, WCM, and the pond and pump contracts.

Status of pond and pump contract solicitations: WCM has circulated the pond pump contracts. No bids have been received. WCM will also circulate pond maintenance proposals to 3 or 4 landscape companies in the area.

Packets for new board members: These packets were given to the board members today.

NEW BUSINESS

Forum regarding changes to pond: Due to multiple board members being unavailable for the forum, the forum will be rescheduled to the time period of January 21st through Jan 31st

The board discussed funding options for the Pond.

The board discussed setting a date for a vote for the Pond decision but chose to do so at a later date.

The meeting adjourned at 10:34pm