

STONEYBROOK VILLAGE OWNERS ASSOCIATION BOARD MEETING – January 13, 2012

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. 11 owners also attended.

Approval of Minutes: The Board **APPROVED** a motion made by Lyn Martin and seconded by Sheila to accept the minutes from December 21st 2011.

WCM Report: Mike's Heating has installed a new thermostat for the attic heater in the pool building at no cost to the Association. The Association ended the year 2011 with a combined net loss of \$4,810.72.

Owner Input: One owner noted that there are lots of leaves that are still in the neighborhood on sidewalks and yards. WCM will follow up with TruGreen to clean up the leaves.

OLD BUSINESS:

Cracks in the Pool Deck: The Board approved a motion made by Sheila and seconded by Lyn to have Vial Fotheringham send a demand letter only to Anderson Poolworks regarding the deck resurfacing crack maintenance.

WCM Contract: The Board approved a motion to sign the contract for Willamette Community Management for 2012.

Pond and Pump contract solicitations: The Board received proposal responses from Gaia Landscaping and Home Grown Gardens for the pond maintenance work. The Board **APPROVED** a motion made by Sheila and seconded by Lyn to contract with Gaia Landscaping for the maintenance of the pond through December 31st 2012.

The Board will be receiving pump proposals from 3 different pump companies in the next few weeks.

NEW BUSINESS:

Violation Letter and eviction proceedings: The Board reviewed the current situation of the rental situation. The Board **APPROVED** a motion to re-instate the fines for October, November, and December.

Change information appearing on Quarterly Statements: The Board **APPROVED** a motion made by Sheila and seconded by Lyn to include a section of the collections policy to be included on all quarterly statements to all homeowners.

UPS Store: The Board **APPROVED** a motion made by Lyn and seconded by Sheila to include an acknowledgement and a coupon page in the Stoneybrook directory that shows their appreciation to the UPS store for their service to the Association over the last few years.

TruGreen Tent Caterpillar Proposal to remove: The Board **APPROVED** a motion made by Lyn and seconded by Sheila to DENY a proposal made by TruGreen to treat 24 birch trees in the community with Tent Caterpillars.

Maintenance for Poolhouse: ARMOR Contracting contacted the Board and issued a request to increase the necessary hours to perform twice/year maintenance on some of the maintenance items for the pool house and clubhouse. The Board decided to stay within the current budget for 2012 for the maintenance of the poolhouse and clubhouse and asked ARMOR to perform the maintenance items but stay within the budget.

Payment Plan: The Board asked WCM to follow up with an owner on the payment plan presented at the last Board meeting.

Pond Information for Distribution: The Board will distribute an informational form for the pond meeting at the forum on January 25th.

Agenda to Website: The Board **APPROVED** a motion to include the agenda to the website prior to every meeting.

The meeting adjourned at 10:13am