

STONEYBROOK VILLAGE OWNERS ASSOCIATION

BOARD MEETING – February 8th, 2012

President Barbara Bowns convened the Board Meeting of the Stoneybrook Village Owners Association in the clubhouse at 9:02am. Directors who were present included Barbara Bowns, Lyn Martin, Tony Olsen, and Sheila Coxon. Kurt Powell, Willamette Community Management, also attended. 6 owners also attended.

Approval of Minutes: The Board **APPROVED** a motion made by Lyn Martin and seconded by Sheila to approve the minutes from January 25, 2012 and the minutes from February 1st 2012.

WCM Report:

- The pool room temperature was down again in the pool house. Mike's Heating noted that it appears that voltage spikes are causing the attic heater to malfunction. Mike's Heating will be installing a voltage recorder to find out when the spikes are happening and why.
- WCM is working in conjunction with ARMOR contracting to track down the origin of the strange probe readings in the pool and spa. A representative from CAT controller company will come down in the next few weeks to take a look at the problem.
- The work on removing weeds in the pond for Stoneybrook has begun. Gaia Landscaping should finish the weed removal in the next few days.
- The lights on the Stoneybrook sign on 49th Street are malfunctioning and staying on all the time.

Treasurer's Report: The total current assets are \$269,811 as of Jan 31 2011. The total income as of Jan 31 is \$21,373 and the total expenses are \$22,018, leaving a net loss of \$645 for January.

The board is reviewing the Journal Entries for the HOA for the reserve items and will work with WCM to ensure they reflect the budget decision of the board in October of 2011.

Owner Input: RobinJeanne Parks asked a few more questions regarding the attic heater in the pool. The board and WCM are working with Mike's Heating to make sure the problem gets fixed.

Ongoing Business:

Status of Pump Solicitations: The board has received one proposal from Philomath Pump to perform maintenance on the pumps and ongoing maintenance. WCM will contact Mainline Pump and request they send a proposal by Feb 16th to the board.

Anderson Poolworks and Cracks in Pool Deck: The board has received no communication from Anderson Poolworks regarding this issue. WCM will get a copy of the revised 701 letter with the corrected address on it.

The board **APPROVED** a motion made by Barbara and seconded by Lyn to remove the fines on a property in Stoneybrook.

The board received some additional questions regarding the pond forum. The board will send out the pond questions to the community with the next mailing.

Pond Evaluations:

The board decided not to get a rendering of the proposed changes to the pond at this time.

The board decided not to get a engineering or construction estimate to waterproof the existing pump wells at this time.

The board decided not to pay for an ecological engineer for the pond.

Collections: The board has decided to contract with Vial Fotheringham legal office to handle assessments overdue after 90 days.

Assessment statements: WCM has been instructed to issue quarterly statements one month before the quarter begins, to assure owners have ample time to meet the payment schedule.

New Business:

Potluck funding: The board APPROVED a motion made by Barbara and seconded by Lyn to fund the March volunteer celebration potluck in the amount of \$80.

The board meeting adjourned at 10:09am.