

STONEYBROOK VILLAGE OWNERS ASSOCIATION BOARD MEETING – February 22nd, 2012

President Barbara Bowns convened the Board Meeting of the Stoneybrook Village Owners Association in the clubhouse at 9:01am. 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 February 8th 2012.

WCM Report:

WCM noted that the tract C on the south end of the Association was very mossy and got a proposal from TruGreen. The Fix-It Committee noted that they will put moss killer on this path. WCM will provide moss killer for the Fix It Committee to use.

The board is looking for volunteers on the fix-it committee to perform minor repairs in the Association.

WCM gave a report on the status of the pool house temperature and Mike's Heating and Air.

WCM noted that there is a door on the pool house that is not closing properly. WCM will follow up with ARMOR contracting and Metro Access out of Portland to fix the door.

Owner Input:

Activities (Henny Chambers): The February 10th musical event went very well and had roughly 50 people who attended.

ARC (Chuck Van De Wetering): The board received the ARC report. There was one inspection that the ARC completed on the Carr residence and approved of the work. The committee also noted that they saw a low hanging satellite dish and asked WCM to make a note of the dish for the home when it changes hands.

Communications (Susan Hayes): There are two new residents (one household) in a home in Stoneybrook. Directories are being distributed to owners in the neighborhood.

The cost to produce the directories was \$134.25 or 77 cents per copy.

The revised Emergency Medical Information Card is being delivered along with the Directory.

The next meeting of the Committee will be on May 1st 2012 in the clubhouse.

Garden (RobinJeanne Parks): There is no activity yet

Landscape: Nothing to report.

Ongoing Business:

Pool House Temperature: WCM has been working with Mike's Heating to track down the problems with the pool house temperature. Mike's Heating notes that they believe they have found the cause of the problems and installed a power conditioner to isolate the power from the HVAC.

Status of Pump contract solicitations: WCM is going to get clarification from Philomath Pump regarding their contract proposals.

Anderson Poolworks and repairs to cracks in pool deck: There have not been updates on this issue.

Collection Agreement with Vial Fotheringham: The board reviewed the collections agreements with Vial Fotheringham. The board **APPROVED** a motion made by Tony and seconded by Sheila to enter into a contract with Vial Fotheringham to pursue collections for Stoneybrook Village Owners Association.

New Business:

Gaia Invoice: The board reviewed recent invoices from Gaia Landscaping on the Pond and asked WCM to get clarification on the intent of the invoices.

Pond Information: The board reviewed the pond related actions and the idea of a preferential vote for the Association regarding the pond actions.

Pond Ballot process: The Board will initiate a two-phase voting process to obtain a resolution to the options for the future design and maintenance of the pond. The first voting phase will be a preferential vote based on four options. The second voting phase would be held following the preferential vote and would be a final confirmation or denial of the resolution. Lyn will work with Lois Palermo on a proposal for ballot options for the Board to consider at its next meeting.

The board meeting adjourned at 10:09am.