

STONEYBROOK VILLAGE OWNERS ASSOCIATION

BOARD MEETING – August 8th, 2012

Secretary Lyn Martin convened the Board Meeting of the Stoneybrook Village Owners Association in the clubhouse at 9:00am. Directors who were present included Sheila Coxon, Lyn Martin, and Tony Olsen. Kurt Powell, Willamette Community Management, also attended. 14 owners also attended.

Approval of Minutes: The Board **APPROVED** a motion made by Tony and seconded by Lyn to approve the minutes from July 25th 2012.

WCM Report:

The Flagstone has been sold to a person outside Stoneybrook.

TruGreen has lowered all of the gang timers in the neighborhood to water at 1/2 of what they were watering in previous weeks.

The last Association Information newsletter was printed in color and received some positive response from the community.

Treasurer's Report: The total current assets as of July 31st are \$293,533. Of this amount, \$26,574 are prepaid assets and \$162,889 is reserves. Total income year to date is \$157,828 and total expenses year to date are \$144,396.

Owner Input: A homeowner had a concern regarding irrigation. WCM will follow up with the owner after the meeting regarding their home.

Ongoing Business:

Deck resurface project: WCM received correspondence from Floric Polytech noting the cost to repair the deck surface at Stoneybrook.

Pool/ORP/CAT Controller system: Hayward has noted that they will be installing a replacement controller for the CAT system while our controller is being sent back for review and repair.

Tree Replacement: The Board is reviewing proposals and information for the trees and will contact owners who have dead trees in their yard giving them a note that they may take advantage of the proposal the Board received for their trees.

Neighbor Complaints regarding pool behavior: The board **APPROVED** a motion made by Tony and seconded by Sheila to have WCM to send a second letter via Certified Mail to the owner that if the behavior is reported again from a verified source, the Board will suspend card key privileges for 90 days for the owner.

Foreclosing property: The board asked if there was any way we can follow up with the property manager for a property in process of being foreclosed in order to have the backyard maintained. WCM will follow up with the active property manager.

New Business:

Rules and Regulations: The Board asked WCM to add the rules and regulations to the current set of rules.

Heather Folts letter: The Board reviewed some landscaping comments from a homeowner. The Board took the comments into consideration with the contract.

Pond Redesign: The Board reviewed a contract proposal from Gaia Landscaping. The Board **APPROVED** a motion to accept the proposal from Gaia Landscaping with the changes of taking bark out of the proposal, add a lock to the shed, and to make sure the warranty conditions are added to the proposal.

The meeting adjourned at 10:09am.