

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

President Barbara Bowns convened the Board Meeting of the Stoneybrook Village Owners Association in the clubhouse at 9:00am. Directors who were present included Barbara Bowns, Sheila Coxon, Lyn Martin, and Tony Olsen. Kurt Powell, Willamette Community Management, also attended. 15 owners also attended.

Approval of Minutes: The Board **APPROVED** a motion made by Tony and seconded by Lyn to approve the minutes from August 8th 2012.

Willamette Community Management (WCM) Report:

Collection Efforts: WCM updated the Board on the collection efforts for two properties in collections at Vial Fotheringham.

Renewal of Classified Ads: WCM gave the Board an update on the cost and renewal of the classified advertisements for the pumps at the Capital Press. The Board requested that the cost of the pumps be dropped again in half and have the advertisements re-issued for another 4 weeks.

Converting Irrigation for homes: WCM found that most homes within Stoneybrook are dual wired where the front yard irrigation of homes can either be run off gang timers or off of the timer in the garage. Therefore, the cost of changing over may not be extensive.

Long Reservations: The Board reviewed information regarding a homeowner wishing to reserve the clubhouse for several days in a row on an exclusive basis. The Board asked that WCM get specific dates for the reservation and find out what other activities are happening on the same date.

Reserve Contingency Fund: The Board **APPROVED** a motion made by Tony and seconded by Sheila to authorize \$5000 from the reserve fund for Silt Removal to pay for the additional work to remove the sludge in the north pond.

Committee Reports:

Activities Committee (Henny Chambers): There has been lots of activity from the activities committee. The October potluck will be Friday, Oct 12 with a music event. A \$5.00 donation will be solicited. More information will be put in the Happenings.

ARC (Chuck VanDe Wetering): The ARC reviewed and responded to 4 requests in the community. The Committee also made note of CC&R violations in the community.

Communications (Susan Hayes): No new residents last month. There are 4 pending visits for new residents in the community. There are two homes for sale in Stoneybrook right now. The Committee completed an annual review for the email policy for review at the next meeting of the Board of Directors. The next meeting of the Committee will be on Monday, November 12, 2012 at 11am in the clubhouse. The Committee noted that the WCM Email Authorization Form is being well received.

Garden Committee (Doreene Carpenter): Nothing to report. (Doreene was not present).

Landscape Committee (Doreene Carpenter): Barbara Bowns gave an update on a meeting with Jordan Davis of TruGreen. Tracts A, E, F, and K are in need of further attention from TruGreen.

Pond Committee (Sheila Coxon): The Board **signed** the contract for Gaia regarding the pump house. The start date for the Waterfall project at the pond is October 15th. There are funds set aside for the muck removal as a contingency.

Pool Oversight Committee (Barbara Rossbacher): There are no current problems with the pool right now.

Owner Input: One owner noted a carpenter ant in the pool area. WCM will follow up with ARMOR for more information.

Ongoing Business:

Deck Surfacing: The Board received a quote to repair or re-install the deck resurfacing and decided not to move forward with the repair at this time.

Tree Replacement: The Board did an original walkaround for tree replacement. The board received 3 bids for tree replacement at Stoneybrook and will review the final proposals at the next meeting.

New Business:

Happenings printed in color: The Board asked that the Happenings be continued to be printed in black and white rather than color.

Lodge Repairs and ARC review: There has been a lot of communication regarding recent repairs made to the exterior of the Lodge and whether or not the repairs required ARC review. The Board requested that the ARC render their final decision on the matter.

Rules and Regulations: Lyn Martin incorporated changes and compiled previously adopted rules and regulations for the HOA. The Board **APPROVED** these changes and requested that they be added to the website.

The meeting adjourned at 10:49am.