

**STONEYBROOK VILLAGE OWNERS ASSOCIATION**  
**BOARD MEETING – October 24<sup>th</sup>, 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, Sheila Coxon, Lyn Martin, and Tony Olsen. Kurt Powell, Willamette Community Management, also attended. 11 owners also attended.

**Approval of Minutes:** The Board **APPROVED** a motion made by Barbara and seconded by Lyn to approve the minutes from October 10<sup>th</sup> 2012.

**Management Report:**

The Board **APPROVED** a motion to replace two vibernum on the common area behind the clubhouse at a cost of \$55.

The water has been turned off for all the single family lawns.

The Board reviewed contract prices for ARMOR and chose to continue working with ARMOR contracting for the pool maintenance and clubhouse janitorial needs.

Metro Access Control came to adjust the doors for the clubhouse to make sure the vertical bars were not dragging on the concrete or tile.

The three phase pumps were sold at a cost of \$200 each. The storage unit has been closed.

WCM will add irrigation long term repair to the reserve study/accounts, and also add tree replacement/pruning above 15ft to the reserve accounts for future allocations.

**Financial Report:**

Through the end of September, total income for the year is \$202,299. Total expenses year to date are \$184,891. Net income for the year is \$17,408. Total current assets are \$291,435. Of this amount, \$156,815 are reserves, and \$22,329 are prepaid assessments.

The Board began discussion of the 2013 budget.

The Board **APPROVED** a motion made by Barbara and seconded by Lyn to have a proposal made and to move forward with getting drip lines installed in the common area.

**Owner Input:** WCM will be delivering new ¼ sheets to the lodge to notify them of the role of WCM in the community.

The Board **APPROVED** a motion made by Sheila and seconded by Lyn to update the fee schedule with the new costs of the CC&R and Bylaws reprinting.

**Committee Reports:**

**Activities Committee (Henny Chambers):** The November potluck will be the thanksgiving potluck and will happen November 7<sup>th</sup>. The Happenings will include this information.

**ARC (Chuck VanDe Wetering):** The committee submitted a written report for the monthly activity.

**Communications (Susan Hayes):** Susan Hayes submitted the communications reports for the September meeting and the October meeting. There were 6 new residents since the last Board meeting and 2 welcome visits pending. The Committee requested that their new email policy be posted to the main page on [www.svoa-corvallis.org](http://www.svoa-corvallis.org). The next meeting will be November 12<sup>th</sup> at 11am in the clubhouse and will begin discussions of the 2013 resident directory.

**Garden Committee (Doreene Carpenter):** The garden harvesting is finishing up. The weeds are continuing to be sprayed and taken care of.

**Landscape Committee (Doreene Carpenter):** Nothing to report.

**Pool Oversight Committee (Barbara Rossbacher):** The Pool Oversight Committee is working well to continue to monitor the pool. Benton County has finished inspection of the pool and had a glowing report.

**Pond Oversight (Sheila Coxon):** The Committee fulfilled their role for the HOA and the Board released the committee from further obligations. The Board thanks the Pond Oversight Committee for their work.

### **Ongoing Business:**

**Pond Update:** The “sucker truck” from Roto-rooter (who was sub-contracted by Gaia Landscape) cracked 3 panels of sidewalk. Gaia is going to work with Roto-Rooter to have the sidewalk repaired at no cost to the HOA.

The Board **APPROVED** a change order originally authorized by Barbara to locate the intake pipe for the north pond at a cost not to exceed \$400.

The Board **APPROVED** a motion made by Sheila and seconded by Tony to have Gaia Landscape have the sucker truck south pond silt removal put onto the schedule for the Spring.

Lyn Martin submitted a suggestion to the Board outlining the Communications Committee’s current responsibilities and suggesting that the Board Secretary relieve the Communications Committee of the responsibility to maintain the email list as well. The idea was agreed to in concept. The Board requests that Kurt, Lyn and Susan Hayes consult on the method by which this transfer of responsibility can be done efficiently.

### **New Business:**

Barbara and Sheila got together to discuss the landscape contract changes for a proposal for next year.

At the Annual Meeting, the Nomination Committee will nominate Jim Roe, Cindy Bond, and Johnny Rice to elect to the Board at the Annual Meeting. Sky Spence, Richard Lund, and Gary Barnard have agreed to serve on the ARC if appointed. Rich Town has agreed to chair the ARC if asked. Johnny Rice subsequently withdrew his nomination.

The Board approved a motion made by Sheila and seconded by Lyn to appoint Sky Spence, Richard Lund, and Gary Barnard to serve on the ARC and to appoint Rich Towne to serve as the chair of the ARC.

The Board set the Annual Meeting date to be December 6<sup>th</sup> at 3pm.

The meeting adjourned at 10:49am.