

MINUTES
STONEYBROOK VILLAGE OA BOARD MEETING
January 9th, 2013

The Board Meeting of the Stoneybrook Village Owners Association was convened in the clubhouse at 9:04am by Sheila Coxon. Directors who were present included Jim Roe, Sheila Coxon, Lyn Martin, Cindy Bond, and Tony Olsen. Kurt Powell, Willamette Community Management, also attended. 5 owners attended.

BOARD MEETING SCHEDULE: The Board **APPROVED** a motion made by Tony and seconded by Cindy to change the Board meetings to be 1 time per month on the second Wednesday rather than 2 meetings per month beginning in February.

APPROVE MINUTES: The Board **APPROVED** a motion made by Lyn and seconded by to approve the minutes from December 6th 2012.

WCM REPORT: The sand filter repair has been approved and is getting scheduled. WCM gave a report to the Board on the various quotes and the explanation for the differences in price for those quotes.

WCM requested a plumber to go to Stoneybrook to repair a leaking urinal in the men's room in the clubhouse.

Buena Vista Tree Pruning will be returning to the trees north of the clubhouse in the next few weeks to perform additional pruning to the trees.

The Board **APPROVED** a motion made by Lyn and seconded by Cindy to approve the Dectron Maintenance bill for \$3310.

WCM performed a landscape walkabout with the landscape committee and noted horse hoof divots in the turf on 49th street. TruGreen will be repairing the turf in these spots.

WCM was notified that the temperature control box in the pool house has been adjusted causing the room temperature to drop and the Dectron to not work properly. WCM is adding a lock box to the thermostat.

WCM spoke with GAIA contracting regarding dredging the south pond in Stoneybrook. Gaia is OK holding the date as long as they have a signature from the HOA on the contract.

WCM is working on updating the signatures on the bank account for Stoneybrook.

WCM has received a payoff request for one of the properties in significant delinquency.

FINANCIAL MATTERS: Stoneybrook Village ended 2012 with a net gain of \$8040.40 for common assessment income and expenses, and you ended 2012 with a net loss of \$989.86 in single family home assessment income and expenses. These two figures will be used in a journal entry on Jan 1 2013 to distribute to the common retained earnings and single family retained earnings.

Total current assets on Dec 31 2012 were \$288,687. Of this amount, \$23,858 were prepaid assessments, and \$164,425 were reserves.

Total income year to date was \$270,201 and total expenses year to date were \$263,150.

OWNER INPUT: One owner turned off all the lights in the clubhouse following a meeting in the clubhouse.

One owner asked the disposition of the Board on a plant donation program for the pond. The Board asked the owner to give the Board some ideas at a future Board meeting to consider regarding a program like this.

ONGOING BUSINESS: The demonstration unit for Hayward/Cat is currently malfunctioning like the previous unit that was installed. A technician at Hayward requested to send the probes back for checking. The Board **APPROVED** a motion made by Tony and seconded by Cindy to send back the probes to Hayward for Review, but to pay for the loaner probe unit only if Hayward balks at the issue.

The Board approved a motion to ask Hayward to pay for the invoice from ORCA Pacific for the CAT 2000 demonstration unit installation for \$289.

POND: WCM contacted Gaia Landscaping, and the floating fountains have been removed and are currently being stored in the small pump house.

The Board **APPROVED** a motion to weld the underground vaults shut.

NEW BUSINESS

The Pond Committee will get together to begin discussions of a long term plan for the landscaping around the pond.

Communications Responsibilities: The Board **APPROVED** a motion made by Lyn and seconded by Tony to adopt the current communications policy revision as amended. WCM will post the new policy to the website.

The meeting adjourned at 10:12am.