

MINUTES
STONEYBROOK VILLAGE OA BOARD MEETING
April 10th, 2013

The Board Meeting of the Stoneybrook Village Owners Association was convened in the clubhouse at 9:02am by Sheila Coxon. Directors who were present included Sheila Coxon, Lyn Martin, Cindy Bond, Jim Roe, and Tony Olsen. Kurt Powell, Willamette Community Management, also attended. There were 6 at the time of convening.

APPROVE MINUTES: The Board **APPROVED** a motion made by Tony and seconded by Lyn to approve the minutes from March 13th 2013.

WCM REPORT:

The Board **APPROVED** a motion made by Lyn and seconded by Cindy to change the Architectural Guidelines document on page 6, items 11 and 12 to say 60 days rather than 30 days.

The Board **APPROVED** a motion made by Tony and seconded by Lyn to allow the Lodge to use the clubhouse on May 7 and 8 2013 in the large room.

The Board **APPROVED** a motion made by Cindy and seconded by Sheila to approve an early use of the clubhouse on Thanksgiving Day 2013.

The Board **APPROVED** a motion made by Tony and seconded by Lyn to reimburse an Architectural Review Committee member for printing expenses.

WCM reported that the bearings on the pool circulation motor are making noise like they are going out. WCM has hired Oregon Stoves and Spas to take a look at the motor.

WCM is working to find out more information on the MT-200 product and find out how best to repair the spot in the poolhouse where the flooring has come up.

TruGreen is working hard to weed the tree wells in the community.

Mike's Heating and Air installed a thermostat cover to the thermostat in the pool house.

SVOA paid taxes during the last month and the tax preparation expense as well.

WCM is still waiting to hear back on the sprinkler bids for the common park strips and areas on the north side of SVOA and on the west side of the HOA.

The Board **APPROVED** a motion made by Tony and seconded by Cindy to use Salem sealcoating to perform the asphalt sealcoating for the common areas.

The Board **APPROVED** a motion made by Tony and seconded by Cindy to pressure wash the outside of the white vinyl fences and the garden enclosure and to offer reimbursement for those owners that get water used.

Treasurer's Report: As of March 31st, the total income was \$57,884 and total expenses were \$52,640. The net income as of March 31st 2013 was \$5,244. The total current assets as of March 31st are \$304,937. Of this amount, \$9,542 is prepaid assessments and \$174,825 is reserves. One owner was late in paying their assessments.

Owners Input: One owner noted that the City of Corvallis listed the clubhouse as the “Stoneybrook Lodge Clubhouse.” This description is incorrect. The owner asked that WCM make sure that the City knows the information for the future.

One owner asked about previous reservation requests that were allowed or disallowed.

Committee Reports:

Activities Committees (Henny Chambers): There is a ladies luncheon on April 18th at McGraths. On the same afternoon, the activities committee will meet to discuss future events.

ARC (Richard Town): There are 7 completed projects, 8 active projects, and 8 new requests that are being reviewed. The Committee continues to work to review the guidelines document and new requests.

Communications Committee (Susan Hayes): There were not any visits in the past month nor are there any visits pending. The next meeting of the Communications Committee will be on May 13th 2013 at 11am in the clubhouse.

Garden Committee (Robinjeanne Parks): Spring has sprung, and the weeds are moving in the garden area. The Committee is reviewing their garden guidelines. They asked that the current posting of the guidelines on the website be taken down. The application of the crushed rock will be added April 22nd 2013. Access will be limited to the garden area on Monday, April 22nd 2013.

Landscape Committee (Lyn Martin): Lyn expressed a desire to describe in more detail the Landscape Committee description.

The Board **ACCEPTED** the resignation from Barbara Bowns on the Landscape Committee.

Pool Oversight (Robinjeanne Parks): The owners are still coming in every 2 hours.

ORP Sensors: The ORP sensor was replaced on the pool this last year.

New Business:

The Board reviewed an option to purchase a metal detector for the HOA. The Board **DENIED** the motion.

The Board **APPROVED** a motion made by Tony and seconded by Lyn to go into executive session to discuss a legal matter with the HOA Attorney.

The Board **APPROVED** a motion made by Tony and seconded by Jim to come out of executive session at 11:34am.

The Board **APPROVED** a motion made by Tony and seconded by Lyn to ask Jason Grosz of Vial Fotheringham to draft a response letter to Thomas Gallagher regarding an ARC situation pending Board approval of the wording of the letter.

The meeting adjourned at am 11:40am.