

**MINUTES
STONEBROOK VILLAGE OA BOARD MEETING
December 14, 2016**

The Stoneybrook Village Owners Association Board meeting was called to order by Tony Olsen at 2:02pm. Board members present included Bernie Parsons, Tony Olsen, Gary Barnard, and Diane Marthaler. There were 8 owners present. Kurt Powell and Beth Powell of Willamette Community Management were also present.

APPROVAL OF MINUTES: The Board **ADOPTED** a motion by Tony to approve the minutes from November 10th 2016.

OWNER INPUT:An owner asked questions about having trained dogs in the clubhouse during a reservation. The current clubhouse rules state " Pets are prohibited, except for trained service animals or trained or performing animals with their trainer present." No motion was needed to allow the pets to be present during the reservation.

COMMITTEE REPORTS:

Landscape Committee (no chairman at this time):Dick Miller presented a summary of the landscape committee report to the Board. The Board **ADOPTED** a motion by Bernie to appoint Heather Folts and Barbara Weber to the committee.

Pool Committee (Richard Miller): The ambient air temperature is still fluctuating from 70 degrees to 88 degrees when it should be hovering at 86 degrees. WCM called out Mike's Heating twice in the last month to review the issue and determine solutions to the issue. WCM called them out again to review the issue and propose a solution.

Community Garden Committee (Robinjeanne Parks): Tony Olsen summarized the written report for the committee.

Pond Committee (Sheila Coxon): Sheila summarized the pond report. Gaia is continuing to work on the berm around the fountain pump house. The improvements to the pond should be completed by the end of the year.

Preparedness Committee (Steve Napack):Tony Olsen summarized the written report for the committee.

Tree Committee (Logan Norris): Tony Olsen summarized the written report for the committee.

Welcome Committee (Susan Hayes):Susan Hayes summarized the welcome committee's report.

Activities Committee (Dave Horning):The Happenings are the report for the committee

ARC (Sheila Coxon):. Sheila summarized the written report for the committee. She also summarized the request presented at the last meeting for trimming or potentially removing a tree on a property in Stoneybrook that may be protected according to the City of Corvallis' conditions of approval for Stoneybrook Village. WCM is following up with the city at the ARC's request to add them to the conversation.

Richard Miller asked about which committee interfaces with the City of Corvallis regarding buckling sidewalks in the community. Currently, the ARC converses with the City regarding raised sidewalk panels in the community.

Adopted

Rev 12-14-16

FINANCIAL REPORT (Diane Marthaler):

Operating Cash Account:	\$141,480
Prepaid Assessments:	\$ -18,984
Total Reserve Accounts:	\$ 278,655
Total Assets:	\$ 402,674

There are 4 owners assessments are overdue. All were assessed fines and interest. Total assessments overdue are \$521.61.

	Month To Date		
	Operating	Reserves	Total
Total Income	\$ 20,159.68	\$ 5,062.16	\$ 25,221.84
Total Expenses	\$ 10,658.17	\$ 4,782.65	\$ 15,440.92
Net Income	\$ 9,501.41	\$ 279.51	\$ 9,780.92

WCM REPORT: Kurt Powell:

Fireplace: The clubhouse fireplace is currently not working. WCM contacted ARMOR Contracting to review the fireplace to make sure it works and will follow up to get it working. Mike's Heating will also take a look if ARMOR is unable to fix it.

Email Address from SVOA: Some owners have noted they were not receiving emails from secretary@svoa-corvallis.org. However, owners seem to be receiving emails from wcm@willamettecm.com alright. The Board **ADOTPED** a motion by Bernie to send all communications out to owners using the wcm@willamettecm.com email address.

Tree Bids for Committee: WCM is working with the tree committee to gather proposals from arborists for tree work in Stoneybrook Village.

Irrigation Final work: WCM has followed up with B Johnson Turf and Irrigation to get the final information from the irrigation project including an as-built drawing and photos in order to release the final 5% payment for the project held back.

Backflow Repair: WCM contracted with Green Garden Landscape to perform the needed backflow repairs to 4 assemblies in the community after receiving multiple quotes for the work.

City Public Hearing Meeting: The Board suggested that the city use the OSU Community Credit Union conference room.

NEW BUSINESS:

Election of Officers: The Board **ADOPTED** a motion by Bernie to appoint Tony Olsen as President, Diane Marthaler as Treasurer, and Bernie Parsons as Secretary.

Additional Candidate for 2017 Board of Directors: The Board is still in need of one more member. If anyone is interested, please contact wcm@willamettecm.com .

Adopted

COMMITTEE BUDGETS:

The Board **ADOPTED** a motion by Bernie to clarify the 2017 budget amounts for the following committees for 2017 only (the amounts will not "roll over" into 2018 and later).

Landscape Committee: Operations - \$1,800 / Reserves \$8,200 - The operations amount will appear under Grounds Maintenance (line item 5100) possibly as new line item 5116 with the expectation that lines 5112 and 5114 would no longer be used.

Tree Committee: Operations \$6,000 / Reserves \$4,000 - would appear under operational Grounds Maintenance (line item 5100) using 5124 line item with name changed.

Pond Committee:Operations \$2000 - would appear under operations account Water Features (5500) using 5570 line item with the name changed

Garden Committee:Operations \$500 - would appear under operations account Grounds Maintenance (5100) as 5154 line item with the name changed

Activities Committee:Operations \$1300 - would appear under Operations (5600) as 5662 new line item

Preparedness Committee:Operations \$500 - would appear under Operations (5600) as 5664 new line item

Welcome Committee:Operations \$200 - would appear under Operations (5600) as 5666 new line item

Monthly Minutes and News Mailing Schedule:The Board **ADOPTED** a motion to have communications be sent out to owners by the second Friday after the Board meeting. Committees are to have their information to Bernie by the first Friday after the Board meeting.

The Board set the future Board meetings to continue to be the second Wednesday of each month at 2pm.

The Board meeting adjourned at 3:13pm.