

MINUTES
STONEBROOK VILLAGE OA BOARD MEETING
February 8th 2017

The Stoneybrook Village Owners Association Board meeting was called to order by Tony Olsen at 2:00pm. Board members present included Bernie Parsons, Tony Olsen, Gary Barnard, Renate Schuller and Diane Marthaler. There were 11 owners present. Kurt Powell and Beth Powell of Willamette Community Management were also present.

APPROVAL OF MINUTES: The Board **ADOPTED** a motion by Gary to approve the minutes from January 11th, 2017.

OWNER INPUT: Susan Hayes asked who is responsible for the yellow non-stick pad on the public sidewalk as she noted some of them are in need of maintenance. The City of Corvallis is responsible since they own the public sidewalks.

COMMITTEE REPORTS:

Landscape Committee (Dick Miller and Doreene Carpenter): The landscape committee submitted a written report. The committee also reviewed historical drainage issues to the south side of the home located at 4716 Hollyhock. The Board requested that WCM look into the issue including the history and recent changes and report to the Board at the next meeting. The Board **ADOPTED** a motion to appoint Dick Miller and Doreene Carpenter to be co-chairs of the committee.

Pool Committee (Dick Miller): No report this month.

Community Garden Committee (Robinjeanne Parks): Nothing to report.

Pond Committee (Sheila Coxon): Sheila summarized the pond report.

Preparedness Committee (Steve Napack): The Board **ADOPTED** a motion to appoint Barbara Regan to the committee and to remove Judy Harrod and Tom Payne.

Tree Committee (Logan Norris): Logan Norris summarized the written report for the committee. The Board requested that WCM contact the City of Corvallis to have the trees trimmed at 12 feet for the sidewalk.

Welcome Committee (Susan Hayes): Susan Hayes summarized her written report for January/February.

Activities Committee (Dave Horning): The Happenings are the report for the committee. Dave reported that there will be a day-after-valentines event in the clubhouse in conjunction with the Lodge. The association is setting up and cleaning up while the Lodge will be providing the food.

ARC (Sheila Coxon): Sheila summarized the written report for the committee. Sheila noted that there is a new guidelines document for review by the Board.

.FINANCIAL REPORT (Diane Marthaler):

Operating Cash Account:	\$146,888
Prepaid Assessments:	\$-29,256
Total Reserve Accounts:	\$ 287,622
Total Assets:	\$ 434,511

There are 12 owners assessments are overdue. All were assessed fines and interest. Total assessments overdue are \$1966.41.

	Month To Date		
	Operating	Reserves	Total
Total Income	\$ 19,147	\$4,603	\$21,751
Total Expenses	\$23,987	\$4,913	\$28,900
Net Income	\$-4,840	\$ -310	\$-5,149

WCM REPORT: Kurt Powell:

Pruning Expectations for Owners: WCM notified the Board that the 2017 landscape contract with Northwest Landscape Services differs from the 2016 landscape contract in that it requires the landscaper to prune all shrubs off of the sidewalk and 6 inches away from the sidewalk. The do not prune expectation document approved by the Board and sent last summer to those owners who have opted out of the shrub bed maintenance notifies owners that the association will prune shrubs off of the sidewalk if the owner does not complete the work. Subsequently, the landscape committee requested last year that Northwest Landscape Services prune shrubs off of the sidewalk during their service days for those owners that did not complete the shrub pruning. The current question lies with whether homeowners on the do not prune list should also comply with the new landscape contract requirements to prune all shrubs 6 inches off of the sidewalk. The Board **ADOPTED** a motion to send this topic back to the landscape committee to ensure the expectations are consistent between the landscape contract and the do not prune expectation document and to consider whether owners are required to comply with the provisions of the landscape contract requirements.

Late Fees Waives: The Board reviewed 14 delinquent accounts for Stoneybrook ranging from \$2 delinquent to one full month's assessment delinquent. The Board **ADOPTED** a motion to continue to post late fees/interest according to the collection resolution and to not waive any late fees or interest on any of these homes.

Reserve Items: During the next few months, WCM will contact a few committees on items that are due to be replaced in 2017.

The Board **ADOPTED** a motion to take the work to the clubhouse fire place from reserves paid for in January.

Fiscal Year End / Retained Earnings: The Board **ADOPTED** a motion to take the birch tree removal cost paid in January from retained earnings as the project began prior to the fiscal year end. The Board **ADOPTED** a motion to take the pond committee's invoice paid in January from Gaia Landscape from Retained Earnings as the project began prior to the fiscal year end.

Adopted

Inspection from ARMOR: ARMOR Contracting has completed their inspection of the clubhouse and poolhouse. WCM will review the inspection and move forward on the inexpensive items within the contracted amount WCM can spend without Board approval.

NEW BUSINESS:

Preparedness Committee Preparedness Plan; Steve Napack summarized the Preparedness Plan. Tony Olsen thanked the committee for their hard work on this topic. The Board **ADOPTED** a motion by Bernie to adopt the Disaster Preparedness Plan. The Board requested that the document be put on the website.

Architectural Review Committee Revised Procedures, Standards and Guidelines; Sheila Coxon summarized the revisions to the ARC document.

Clubhouse Acoustics; Oscar Gutbrod reviewed the proposal for improving the clubhouse acoustics for the purpose of residents being able to hear themselves better during large events where lots of people are in attendance and speaking at the same time. The Board did not take any action at this time on the proposal.

The Board meeting adjourned at 3:55pm.