

**MINUTES  
STONEBROOK VILLAGE OA BOARD MEETING  
January 11th 2017**

The Stoneybrook Village Owners Association Board meeting was called to order by Tony Olsen at 2:01pm. Board members present included Bernie Parsons, Tony Olsen, Gary Barnard, and Diane Marthaler. There were 10 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 December 12th 2016

**OWNER INPUT:** Doreene Carpenter noted that some sidewalks are getting cleared from the snow while others in the community are not. Doreene noted that owners may be responsible for the sidewalk cleaning in front of their home. The Board of Directors will follow up on this topic with the City of Corvallis to discover the City's stance on this topic. Tony Olsen noted Stoneybrook Village has no requirements for owners to clear sidewalks of snow within a certain timeframe.

**COMMITTEE REPORTS:**

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

**Community Garden Committee (Robinjeanne Parks):** The signup sheet has been posted in the clubhouse for owners to sign up for a garden plot in the community garden.

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

**Preparedness Committee (Steve Napack):** Tony Olsen summarized the written report for the committee. The committee requested a new business item for the next meeting for a preparedness plan.

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

**Welcome Committee (Susan Hayes):** No report at this time.

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

**ARC (Sheila Coxon):** Sheila summarized the written report for the committee.

**Landscape Committee (no chairman at this time):** No report this month. The committee will present a report for the next meeting.

**FINANCIAL REPORT (Diane Marthaler):**

Operating Cash Account:	\$146,128
Prepaid Assessments:	\$-28,521
Total Reserve Accounts:	\$ 283,577
Total Assets:	\$ 410,538

There are 4 owners assessments that are overdue. All were assessed fines and interest. Total assessments overdue are \$860.

	Month To Date		
	Operating	Reserves	Total
Total Income	\$19,296	\$4,874	\$24,170
Total Expenses	\$16,626	\$4,782	\$21,409
Net Income	\$2,670	\$ 91	\$ 2,761

**Fence Washing:** Tony asked how the fence washing by hand went this year. Owners present indicated the washing went well.

**WCM REPORT: Kurt Powell:**

**Snow agreements:** NLS has agreed to begin the snow agreements for those owners who have signed up.

**Pool Restroom:** ARMOR Contracting replaced the shower head in the women's restroom in the last month.

**Owner comments:** Owners present noted they would be interested in having the clubhouse acoustically treated this upcoming year so that owners present could hear each other better during dinner conversation.

Owners present also suggested they would be interested in having the lights changed in the clubhouse to a more natural color tone.

**Addition to Annual Meeting Minutes:** The Board reviewed a suggestion for change to the annual meeting minutes. Tony requested that Doreene use her information and combine it with other annual information to give further history/information to be added to the annual minutes.

**NEW BUSINESS:**

**Additional Candidate for 2017 Board of Directors:** The Board recently spoke to Renate Schuller regarding serving on the Board. The Board **ADOPTED** a motion to appoint Renate Schuller to the Board of Directors for the 2017 year. Renata accepted the appointment. Welcome Renate Schuller.

**Accounting for Reserve Accounts:** Tony summarized reserve accounting. The Board considered whether it could save money in administration in simplifying (condensing) the reserve categories. WCM noted the difference in time between tracking/allocating individual reserve accounts versus aggregate accounts is minimal at this time, so the Board chose to continue to track reserves in the same detailed way it's been done for the last 5 years.

Adopted

**Future Planning for "gang timer" water controls:** Tony Olsen summarized the history of the "gang timer" - also known as common irrigation controllers for the irrigation in the front yards of homes in the newer section of Stoneybrook. (Those owners in phase 1 of Stoneybrook have their own irrigation controllers that control the front yard watering.) The Board considered whether the association should maintain the common irrigation controllers that control owner's front yards in Stoneybrook. The Board made no decision on this topic and **ADOPTED** a motion to postpone this topic to a future meeting.

**Document recording history of Stoneybrook Village:** Owners present discussed creating a historical document for those owners who live in Stoneybrook. This topic may be discussed further at a future board meeting.

The Board meeting adjourned at 3:10pm.