

# MINUTES

## STONEBROOK VILLAGE OA BOARD MEETING, JANUARY 18, 2010

The meeting of the Board of Directors of Stoneybrook Village Owners Association was convened in the clubhouse at 9:03 a.m. by President Jonathan Hayes. Directors who were present included Jonathan Hayes, Tony Olsen, and Chuck Van de Wetering. Fourteen owners were present. Dave Stubbs, Willamette Community Management, was also present.

**Selection of Natatorium/Clubhouse Project Manager.** Barbara Bowns presented a summary of the selection process. The committee recommends a combined proposal by DEVCO Engineering and T.Gerding Construction. The Board commended the Committee for its work and **APPROVED** the committee recommendation, subject to additional negotiation of the actual contract terms; Board appointed Jonathan Hayes to sign a final contract form on behalf of the Association.

**Owner's Forum.** An owner announced the Red Cross Blood Drive at Good Samaritan church. An owner asked about the new green & white metal stakes (landscape shrub bed maintenance exceptions). An owner asked for additional information and clarification about the process of continuing the pool project.

**Minutes.** The Board **APPROVED** the minutes for the Board meeting of December 14, 2009.

**Financial Reports.** The Board reviewed the December financial statements and the analysis provided by WCM. As of December 31, Association assets were \$378,907.63 in cash or equivalents, which includes \$2,473.00 in prepaid assessments. \$100,314.43 was allocated to Reserves, and \$205,942.85 is in the building restoration fund. December income was \$21,181.02 and expenses were \$17,183.94. Final 2009 income was \$236,876.66 and expense was \$206,202.36. The Board **ACCEPTED** the treasurer's report.

### **Committee Reports.**

**ARC.** The Board discussed a question about ARC responsibility and authority regarding the natatorium/clubhouse restoration project. The Board appointed an ARC representative on the restoration committee. Although some provisions of the CC&Rs exempt common areas from ARC responsibility, the ARC representative was appointed to the restoration committee to ensure consistent overall community design compatibility. Further discussion will be held at the scheduled work session on Monday, January 25.

**Communications.** Lois Palermo reported that the new directory is at the printer and will be distributed initially at the clubhouse January 26. She also discussed the topics to be included in the Association Information page for February.

**Landscape.** Green & white stakes are the markers for homes who have requested to perform their own shrub bed maintenance. There was some clarification of work in shrub beds regarding weeding. Essentially, an exception from shrub bed maintenance is "all or nothing", meaning TruGreen doesn't do any maintenance (weeding included) in beds which have been exempted from contracted maintenance.

**Garden.** Sign-up for the allocation of garden spaces is available at the clubhouse.

**Pool/Clubhouse.** Information was reported at beginning of this meeting primarily involving project manager selection process.

**Pool Project Vote.** The Board **AFFIRMED** that the August 27, 2009, special meeting vote was to establish the maximum amount of a special assessment, not to specify the details of the work to be performed. Therefore, the project manager team will develop appropriate alternative analyses to determine the most cost-effective approaches to restoration.

**Pool Maintenance.** The Board **APPROVED** having WCM execute a routine pool HVAC maintenance contract not to exceed \$200/month.

**WCM Management Report.** WCM has purchased six dozen forks and four dozen spoons to replace flatware that has disappeared from the clubhouse kitchen.

**Other Information.** An owner mentioned a break-in at Stoneybrook Assisted Living. The case appears to have been solved because of community information provided to the Corvallis Police Dept. Please notify CPD of any suspicious activity you notice in the community.

**Future Board meeting dates:**

During 2010, regular Board meetings will be held on the third Mondays each month at 9:00 a.m. in the clubhouse meeting room. The next regular Board meeting will be Monday, February 15, 2010, at 9:00 a.m. at the clubhouse. Board work sessions are scheduled at 9:00 a.m. on Mondays 1/25 and 2/8 to be held at the clubhouse.

Meeting was adjourned at 10:33 a.m.