

MINUTES
STONEYBROOK VILLAGE OA BOARD MEETING
May 16nd, 2011

President Barbara Bowns convened the Board Meeting of the Stoneybrook Village Owners Association in the clubhouse at 9:02 a.m. Directors who were present included Barbara Bowns, Tony Olsen, Adam Schreiber, and Chuck Van De Wetering. Kurt Powell, Willamette Community Management, also attended. Nine owners also attended. Don Strickland of Full Spectrum Aquatics and Jordan Davis from TruGreen also attended.

Minutes: The board **APPROVED** the minutes from the May 2nd, 2011.

WCM Report: Schaefer's had one extra pair of ORP sensors that they gave to ARMOR Contracting while ARMOR was getting pool supplies with the intention that the Association would purchase them. The board **APPROVED** a motion give the probes back to Schaefer's so they could return them to the manufacturer. There was a whistling on the southwest pool room door that ARMOR has repaired. Mike's Heating is continuing to work on the attic heater within the pool room.

The Treasurer's Report for April was **ACCEPTED** by the board of directors.

Activity Committee: The dessert function happened in the first part of May. There is an ice cream social scheduled for the first week of July.

ARC – During the month of April, the committee received applications for front door paintings, shrub replacement, and satellite dishes.

CC&R – The board **APPROVED** a motion by unanimous consent to request that the CC&R Committee proceed with finalizing changes to the governing documents leaving declarant rights as appropriate with a target date of August 1st completion.

Old Business:

Improvements to Pond: Don Strickland from Full Spectrum Aquatics has been making improvements to the pond by moving a circulating pump as well as installing a new water feature. Don gave a presentation noting that he needs more funds to finish the project due to a crack in the original pipe that runs through the concrete wall of the pump well.

The repairs of the pump are \$487.00 for repairing the pump. The plumbing needs to be re-done and the pump reinstalled in the amount of \$3500 in order to finish the original job of moving the circulation pump. The water feature also needs to be finished in the amount of \$750.00. Chuck made a motion to approve the final work on the pond in the amount of roughly \$4800.00 which includes \$750 of the pre-approved amount for the water feature. The total amount including the original bid is not to exceed \$9,000. Adam seconded the motion. Chuck moved to amend the main motion to include the requirement to have Don Strickland acquire a performance bond in the amount of \$10,000 if the motion is approved. Adam S seconded the motion. The amendment passed with 3 to 1 votes. The main motion passed 3 to 1 votes.

TruGreen improvements to Lawn Care: Homeowners have noticed invasive grasses in the lawns. Jordan Davis presented two proposals to the board to rid Stoneybrook of invasive grasses. One proposal is for roughly \$7700 to poison out the velvet grass (which is commonly referred to as crab grass) in both the common and single family

homes. The second proposal is a total of roughly \$15,000 per year for three years for invasive grasses for each year for the single family homes and common areas and includes 6 applications of weedy pre-emergent chemical applications. Jordan Davis noted that invasive grasses will always return to the community and can never be fully eradicated.

Tony made a motion to not act on the two proposals of invasive grasses by TruGreen as well as to not thatch the common areas and single family lawns in Stoneybrook. The board **APPROVED** the motion by unanimous consent.

The "Grasscycling project" of mulching the lawn's grass clippings versus bagging them will be finished at the end of June 2011. At that time, the program will be reviewed by the board.

Communications Committee: Three homeowners are on the team and help with the distribution of electronic agendas and association information. There are also three homeowners who are going to welcome new members to the community.

Gardening Committee: The raised beds have been installed. The total cost was \$683.00 for the new raised beds.

Landscape Committee: Adrienne performed a walk-through with Kurt Powell of Willamette Community Management and Jordan Davis from TruGreen. Adrienne suggested that the board consider proposals for new plants on different places on 49th street.

Pool Oversight Committee: The committee is doing very well in performing regular inspections of the pool for the Association. Over the weekend, the lodge successfully dealt with a complaint about a dog inside the pool. The committee has observed that the attic heater only maintains proper heating levels when the outside temperature exceeds 43 degrees.

Owner Input: One homeowner noted that the streetlight is working intermittently near her home. If any street light is not working outside your home, you can call Pacific Power directly and they will repair it.

Financial Documents Review: Part of the board will be meeting with a CPA who is a Quickbooks advisor about improving the internal bookkeeping with Stoneybrook.

New Business:

ARC Landscape - The board reviewed the process about how the Architectural Violations are handled.

Sharon Mitchell from the Lodge came into the board meeting and introduced herself. The board discussed board positions and whether or not the Assisted Living and the Lodge can resign their positions on the board of directors after being automatically appointed.

The next board meeting will be on June 6th 2011.

The meeting adjourned at 11:38am.