

MINUTES
STONEYBROOK VILLAGE OA BOARD MEETING
June 6, 2011

President Barbara Bowns convened the Board Meeting of the Stoneybrook Village Owners Association in the clubhouse at 9:03 a.m. Directors who were present included Barbara Bowns, Tony Olsen, and Chuck Van De Wetering. Kurt Powell and Dave Stubbs, Willamette Community Management, also attended. Nine owners also attended.

Minutes: The board **APPROVED** the minutes from the May 16, 2011 board meeting.

WCM Report:

Willamette Community Management has gotten a bid from ARMOR contracting to clean the white vinyl fence along 45th and 49th.

WCM contacted Mike's Heating about the attic heater. The heater had too much gas pressure going to the heater causing malfunction. The heater should be working well now.

TruGreen submitted a tree replacement proposal near the homes 4797 Hollyhock and 4774 Birdsong as well as a proposal for new trees and plants along 49th Street. The board will review the proposals at a later time.

Collections Resolution: The board discussed a new collections policy. The major changes in the resolution discuss when fines are put on and when accounts are turned over to an attorney. The board **APPROVED** to have Vial Fotheringham become the collections attorney for Stoneybrook at a cost of \$250 for a one-time setup charge. The Board **APPROVED** to send out the draft collection policy for homeowner review and comments prior to adoption at the next regular meeting.

CC&R Packet Revisions: The CC&R committee is in the final stages of reviewing the packet.

Pond Agreement with Full Spectrum Aquatics: Tony made a motion to have Don Strickland sign a contract with the board of directors that removes item number 6 that relates to Koi in the pond and have the contract run till the end of Dec 2011. Tony modified the motion to include the words "environmentally safe" in the chemical section of the contract. The board **APPROVED** the modification to the motion by unanimous consent. The board **APPROVED** the main motion by unanimous consent. Tony moved to have Devco do an Engineering evaluation of the retention pond. The board **APPROVED** the motion by unanimous consent. Barbara moved to contract with Dr Jim Nelson (the Pond Doctor) to do an Ecological evaluation of the pond maintenance and health. Barbara amended the motion to get a bid proposal from the Pond Doctor to do an Ecological evaluation of the pond maintenance and health. The board **APPROVED** the amendment by unanimous consent. The board **APPROVED** the main motion by unanimous consent.

Barbara made a motion to either have Don Strickland move forward on the previous agreement made at the last board meeting for the circulation pump or to have a stop work order happen. The board **APPROVED** the motion by unanimous consent.

The board reviewed the storage of the equipment for the pond.

New Business: Adam Schrieber from Assisted Living submitted a resignation from the board. The board **ACCEPTED** the resignation from the board from Adam Schrieber. The board would like to appoint someone to fill the vacancy. Tony made a motion to appoint Lyn Martin to the board of directors. Chuck seconded the motion. The board **APPROVED** the

motion by unanimous consent. The next board meetings will be on Wednesday June 22nd, July 6th, and July 20th.

Suspension of Voting Rights: The board reviewed the enforcement resolution that discusses suspending voting rights and common area use. Tony made a motion to send a form letter to homeowners with assessments past 60 days due notifying the owners of an opportunity for a hearing and that their voting rights are suspended according to CC&R 9.2 and impose a \$50 fine to have the cardkey re-activated if the owner desires to use the community pool or clubhouse. Barbara made a second of the motion. The board **APPROVED** the motion by unanimous consent.

Landscape and Irrigation Issues: There was a pipe that broke in a property within Stoneybrook. TruGreen fixed the problem and will pay the homeowner the difference in water usage from last year to this year to account for the leak.

ARMOR Maintenance: Tony made a motion to allow ARMOR to close the pool between the hours of 10am and 4pm on a specific day of the month. Barbara seconded the motion. The board **APPROVED** the motion by unanimous consent. WCM will make sure a sign is posted to inform homeowners.

Drain Pool Covers: ARMOR is checking to see whether or not the drain covers in the Hot Tub and Spa are part of the recent recall of drain covers that provide unsafe suction.

ADA Pool Handicap Chair Lift: Barbara contacted ADA and found out that SVOA is not required to have a chair lift in the pool area. Chuck moved to remove the chair lift from the pool area. Barbara seconded the motion. The board **APPROVED** the motion by unanimous approval.

Late Fee: The board received a request to waive late fees in relation to late payment of bills based on a caregiver taking over the financial situation from a homeowner. Barbara moved to retain the late fees and interest. -Tony seconded the motion. The board **APPROVED** the motion by unanimous consent. WCM will respond to the homeowner to let them know the board's decision.

Landscape Request: There was a complaint from an owner about a backyard that was not being maintained to community standards. WCM will follow up with the owners in violation.

Barbara moved to accept the proposal from TruGreen for thatching and reseeding in the community for the cost of \$5250. Tony seconded the motion. The board **APPROVED** the proposal by unanimous consent.

Owner Input: One homeowner requested to receive her assessments statements separate from the information.

Fence Cleaning: Chuck made a motion to accept the proposal from ARMOR in the amount of \$1800 to powerwash the vinyl fence on 45th and 49th street. Tony seconded the motion. The board **APPROVED** the motion by unanimous consent.

Tony made a motion to have WCM send out the statements for the community by the 17th of June. Chuck seconded the motion. The motion passed by unanimous consent.

The next board meeting will be on June 22th 2011.

The meeting adjourned at 11:21am.