

# STONEYBROOK VILLAGE OWNERS ASSOCIATION

## BOARD MEETING – August 3, 2011

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

**Approval of Minutes:** Chuck Van De Wetering moved to accept the minutes from July 25<sup>th</sup> 2011 and Lyn Martin seconded the motion. The minutes were **APPROVED**.

### **WCM Report:**

- The Dectron system had a new circuit board installed and is now working well.
- The Financial Review was completed by a company for Stoneybrook and will be reviewed later during the meeting.
- There was a standing water issue behind Mary Durringer's home on 4637 Orchid Circ that has now been resolved. The source of most of the water in the common area tract behind her home was from a neighboring irrigation system.
- One homeowner had her driveway chipped by TruGreen dropping an object. TruGreen is in the process of repairing the chip.
- Mike's Heating had given us an invoice a while ago related to Dectron system malfunction. Mike's Heating noted that the invoice in question will not need to be paid, as the work was done under warranty.
- M&W came in and repaired the photo sensor on the Stoneybrook sign on 49<sup>th</sup> and Birdsong. The sign now works at nighttime.
- WCM added a new label to the drop box listing what *should* be included in the drop box. ARC Forms only should be placed in the white drop box in the northwest corner of the clubhouse.
- WCM is still working to get the drain cover work scheduled for the pool covers.
- ARMOR will be completing the monthly maintenance for the pool building on the 1<sup>st</sup> Thursday of August, and a sign will be up on the pool door as well as a reminder of this work.
- Pool Benches have been moved recently causing scratching to the pool deck. WCM will create a sign asking people not to move the benches around.
- TruGreen caused some landscape debris to get stuck on the retaining wall at a home in Stoneybrook. TruGreen cleaned up the debris.
- There was some tree cutting recently in the RS 12 lot. WCM has not heard of any activity in the lot at this time.

**Treasurer's report:** As of June 30<sup>st</sup> 2011, current assets were 252,214.37. Of that amount, 131,942.73 is reserves. Current income year to date is 123,371.45 and expense year to date is 125,658.18.

The financial review was received back from Stover Neyhardt and Co. Chuck moved to accept the Treasurer's report. Lyn seconded the motion. The board **ACCEPTED** the treasurer's report.

### **Committee Reports:**

**Activity Committee:** Henny Chambers, the committee chair noted that there have been no signups for someone to sponsor the September Potluck – so there is no potluck scheduled for September. Two owners have volunteered to coordinate the Thanksgiving potluck.

**Architectural Review Committee (Mike Probst):** 7 requests were approved during their monthly meeting. One request for solar panels was denied due to the fact that the proper documentation was not submitted. There was also one request for a portable dog run/dog fence. The ARC has taken the position that this type of request will not be approved in the future. The ARC took this position as they believe that the portable dog fences/dog runs are not aesthetically pleasing. The Architectural Review Committee is looking to get a new chair for next year. One house did painting without ARC approval.

**CC&R Committee Report (Chuck Van De Wetering):** Nothing to report.

**Communications Committee (Lois Palermo):** There was a typo on the return envelope for the CC&R review ballot. The correct address should be 4710 SW Hollyhock Circle. Corvallis, OR 97333.

**Garden Committee (Robinjeanne Parks):** There's nothing to report. The gardens are growing nicely.

**Landscaping Request (Adrienne Lawrence):** All of the landscape requests have been answered for now. Salvador, one of the new crew chief for TruGreen, is working well to get the crew in shape. The new bushes on 49<sup>th</sup> street have been installed. There are soaker hoses on the corner of Country Club and 49<sup>th</sup> St. A wish list of the Landscape Committee is to put in a new irrigation run for Country Club and 49<sup>th</sup> St. The two birch trees were removed on Country Club Rd. In front of 4774 Birdsong, a tree had been removed. Barbara has a call into the City of Corvallis to find out if a tree needs to be put back in place.

**Pool Oversight Committee (Barbara Rossbacher):** The committee has been educating owners to keep the 2 hour check going.

**Owner Input:** Heather Foltz submitted a letter to the board requesting the tract to the north of Orchid Circle be mowed every two weeks and to plant new plants in the area as well [the current contract with TruGreen notes that the area be mowed twice/month]. Another owner living on Birdsong noted that the trees on RS-12 were being cut down and asked the board if any new projects were beginning in the area [the board has not received any notice that there are new projects happenings]. One owner noted that there are many trees in the neighborhood that are in need of pruning above the street and sidewalk. One owner asked that plastic chairs not be put into the pool area. One homeowner asked that his ARC request be reviewed before the first meeting in September. The board asked the committee to review the request following the board meeting.

**Status of ballot mailing and vote:** The ballot was mailed out to the community about the proposed revisions to the governing documents. An email was sent to the community noting that the address on the return envelope had the numbers transposed. The correct address to send the return envelope to the HOA is 4710 SW Hollyhock Circle.

Chuck asked if WCM could find out the eligibility for the homeowners for voting.

**The Pond Doctor Report/Devco Engineering Proposal:** The Board presented the proposal at the July 25<sup>th</sup> board meeting. Tony Olsen moved to form the pond committee to review the information from the DEVCO engineering study as well as the pond doctor report and to recommend action to the board. The committee will stay in action as long as the pond project is discussed. Barbara Bowns seconded the motion. The board **APPROVED** the motion. The board **APPOINTED** Jan Napack, Adrienne Lawrence, George Novak, Rich Embree, Bob Laport, Henny Chambers, and Shiela Coxon to the Pond Committee.

**Status of Vial Fotheringham collection process:** WCM will follow up with Vial Fotheringham to find out the status of the application process.

**\$50 replacement fee for lost card keys:** The current collection process has a \$50 reinstatement process for the card key when the card is deactivated due to an account that is more than 60 days delinquent. The current replacement fee for lost cards is \$50. The board reviewed the current policies regarding the replacement or reinstatement of key cards. Lyn Martin moved to change the replacement cost for lost card keys from \$50 to \$25. Chuck seconded the motion. Chuck and Lyn voted to **APPROVE** the motion. Tony Olsen denied the motion. Barbara abstained from the motion. The motion passed. The penalty for reinstating a card after privileges have been revoked for non-payment of assessment remains \$50.00

Lyn Martin asked that an item be added to the agenda next time for adding an outdoor clubhouse mailbox/drop box.

**New changes to financial reports:** WCM will move money from one reserve checking account to the other savings account to correct the reserve amounts.

**TruGreen weeding around pond and common areas:** TruGreen weeded the pond area and it looks great.

**Proposals from TruGreen to Replace Ash trees; Spray rhododendrons; Irrigation repairs; and Backflow testing:** If the Raywood Ash Trees mentioned in the proposal from TruGreen are on private property, which includes the right-of-way (park strip) in front of a home as well, they are the homeowner responsibility to maintain. If dead/damaged trees are on private property or on the park strip in front of owners homes, then it is the homeowner responsibility to replace. If dead/damaged trees are on Common property, then it is the Association responsibility to replace.

Tony Olsen moved to not accept the proposal to spray the Rhododendrons and the Azaleas. Barbara seconded the motion. The board **APPROVED** the motion.

The board received an irrigation repair proposal from TruGreen. Tony moved to pay for the sprinkler heads on the proposal not to exceed \$200. Lyn seconded the motion. The board **APPROVED** the motion.

**Reserve Study:** WCM is circulating a Reserve Study for the board to review.

**Duck Sign request:** Delmer and Kat Anderson, who own property adjacent to but not part of Stoneybrook Village, requested to put up a duck crossing sign near the pond, and the additional of speed bumps. Tony Olsen made a motion to not create a duck sign and to not add any speed bumps to Stoneybrook Ave. Barbara seconded the motion. The board **APPROVED** the motion.

**People under 55 residing in Stoneybrook home:** There was a recent complaint about a young man who was arrested and gave his address as Stoneybrook. The board has sent a first notice to the owner asking them to remove the 19 year old granddaughter.

**Request to list name of person reserving clubhouse on reservation calendar:** The board asks that any homeowner with a question about who reserved the clubhouse ask Willamette Community Management for more information.

**Request from Lodge to add additional railing for pool:** The lodge manager asked if the board could add a second rail to the large pool entrance on the steps. The board reviewed the request to add an additional rail to the pool. [The board decided not to act on this request at this time because the policy of using the pool with another person is already in place. Presumably a 2<sup>nd</sup> person should be able to assist the other in getting into the pool]

The meeting adjourned at 11:08am.