

STONEBROOK VILLAGE OWNERS ASSOCIATION BOARD MEETING – September 7, 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. 8 owners also attended.

Approval of Minutes: Lyn Martin moved to accept the minutes from August 24rd 2011 and Chuck seconded the motion. The minutes were **APPROVED** by the board.

WCM Report:

The WCM will report on items throughout the meeting already in the agenda.

Owner Input: Eileen Sively, the Lodge manager, asked if the board could be flexible on the parking rules for the Association. [The board asked Eileen to present her proposed parking plan/strategy at a following board meeting for the board to consider her request.]

OLD BUSINESS

Status of Vial Fotheringham collection agreement (Willamette Community Management):

The board received the paperwork from Vial Fotheringham for the collection agreement, and will review it during an executive session later in the meeting.

Outcome of CC&Rs/Bylaws revision election (Chuck Van De Wetering): All of the measures passed. A copy of the official report will be sent to owners within 10 business days of the close of the election.

Privacy issues and directory listings: The Communication's Committee let the board know that they have removed the happenings from the website. Only two copies of the Happenings will be posted to the website - the current month and the past month.

Status of replacing recalled drain covers in spa and pool: WCM contacted Brody Anderson from Anderson Poolworks to have them replace the drain covers in the pool, and got scheduled to get the drain covers installed.

DEVCO Pond Analysis: Lyle from Devco will be coming out today and tomorrow to begin his analysis of the pond for his report.

NEW BUSINESS

Pond committee general charter/functions (Sheila Coxon?): Barbara gave the Pond Committee a general charter on what scope of work they are to do for the pond.

Proposals for removal of weeds from pond (WCM): The board received bids from M&M Landscaping, Full Spectrum Aquatics, and Gaia Landscaping. The board **APPROVED** the proposal from Gaia Landscape to work on the 10 foot radius on the intakes of the pumps for an amount of \$797.00. The board asked Gaia to work an equal amount of times for each intake on the pond. If any additional work is required to finish the project, Gaia will request more time from the board.

North End Pump Well Flooded (WCM): On Sunday, the North end pump well flooded. Chuck moved to have Don Strickland from Full Spectrum Aquatics for a total not to exceed \$500 drain the pump well, pull the large pump, deliver it to and from Rugh Electric, store the pump, and install existing sump pumps in the North pump well. The cost for Rugh Electric will not exceed \$500. Tony seconded the motion, and the board **APPROVED** the motion.

Prepare package for board members-governing statutes (Barbara Bowns): Chuck moved to have WCM work with Barbara to prepare a board package of documents for future board members. Barbara seconded the motion, and the board **APPROVED** the motion.

Landscape Contract Modifications (Barbara Bowns): Barbara Bowns is working with Doreene Carpenter to work out a more specific contract for landscaping services in the community. The board discussed different landscaping topics to be included in the contract.

ARC Design Guidelines: The board received some changed ARC Design guidelines. The Architectural Review Committee asked the board to review the changes and approve them. The board will review the changes at a future board meeting.

Executive Session: The board moved to executive session at 10:38am to discuss parking enforcement, collections enforcement, the pond Maintenance contract, and the vial Fotheringham contract.

The board adjourned out of executive session at 11:34am. Chuck moved to have the board review the current parking proposal at a future board meeting. Tony seconded the motion. The board **APPROVED** the motion.

Chuck moved to have the board review the current collections policy at a future board meeting. Tony seconded the motion, and board **APPROVED** the motion.

Chuck moved to have the board agree to postpone consideration of the Vial Fotheringham Collections agreement until a future board meeting. Tony seconded the motion, and board **APPROVED** the motion.

The meeting adjourned at 11:37am.