

**STONEYBROOK VILLAGE OWNERS ASSOCIATION
BOARD MEETING – October 19, 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. 10 owners also attended.

APPROVE MINUTES: The board **APPROVED** a motion made by Chuck and seconded by Lyn to accept the minutes for September 21th, 2011 pending one change.

WCM Report:

Tony moved to purchase the thermal paper for the CAT Controllers at a cost of \$207. Lyn seconded the motion. The board **APPROVED** the motion.

WCM noted that the granddaughter is still living in the home at Flatz as far as we can tell. The board asked to file lien on the property according to the collections resolution as well as send certified letter to the homeowner.

The board **APPROVED** a motion to have Anderson Poolworks take a look at the pool installation to inspect the salt chlorination system.

The fountain pumps will be pulled this week from the pond.

WCM contacted Rugh Electric regarding the bearings on the south end centrifugal pump. Rugh said they did not see anything wrong with the pump during their inspection.

The black sharpie mark on the common area vinyl fence was cleaned up last week by ARMOR contracting.

Owner Input:

Treasurer's Report (Tony Olsen) For the months of Jan 1 – Sept 30, the total assets for the community are \$257,365.75, of this amount, the prepaid assessments are \$6,531.29, and the total reserve amount for the community is \$40,258.21, and there were overdue assessments of \$5312.93.

Two owners are overdue greater than 60 days and account for \$4,374.13. All have liens processed. Four owners are overdue by less than \$75/each, four owners are overdue by one month, and one by two months at the end of September.

Board Vacancies: Tony and Lyn agreed to run again for the board for this year. There will be two additional vacant seats to be filled at the annual meeting.

Architectural Review Committee: Chuck Van De Wetering offered to chair the ARC on a temporary basis. The Committee created revised guidelines for the community. The board **APPROVED** a motion made by Lyn and seconded by Tony to approve the revised Architectural Review Committee Guidelines. WCM will post the new guidelines on the website. There are still two vacant positions on the ARC that need to be filled.

OLD BUSINESS:

Annual Meeting: The annual meeting is scheduled for December 5th. Dave and Kurt from WCM will get chairs from the lodge for the annual meeting.

Board Packets: The board discussed creating a board packet for board members that contain the new CC&R's, Bylaws, Rules and Regulations, and current contracts. The board **APPROVED** a motion to have WCM create 5 board packets for new board members.

Pool Inspection: The board reviewed the inspection reports from Benton County Health. The association passed the inspections with flying colors.

One owner asked to see cleared up the definition between rules and regulations on the website. WCM will be working with Lyn Martin to perform this task.

Budget costs for 2012: The board discussed the proposed 2012 budget. The board **APPROVED** a motion made by Chuck and seconded by Lyn to accept the 2012 budget proposed by Tony. The single family assessment will be reduced by \$5/month, and the common area assessment will be increased by \$5/month. Common Area assessments will be \$92/month and Single Family assessments will be \$36/month. Total assessment for single family owners will consequently remain at \$128/month and multi-family assessments will be \$92/month per unit. The budget will be available on the website for the community to review if they so choose.

Pond Committee Report and Recommendations: The pond committee presented a report to the board. The recommendation to the board is as follows: They feel they need additional information. 3 out of 4 members of the committee recommend to eliminate the south pond and create a healing pond as is seen at Samaritan. The North pond would remain a pond, and an above ground pump house will be built. The committee also looked into a different type of pond - such as lowering the water level of both ponds. One member of the committee asked to keep the pond intact as is and improve only the function of the pump. Another member of the committee recommended filling in both ponds as suggested in the Devco report.

The board **APPROVED** a motion made by Chuck and seconded by Tony to have DEVCO look at the recommendations from the committee.

WCM notified the board regarding open meetings law for the community.

Garden Committee: The garden committee noted that some vegetables have been taken from the community garden without permission.

Written versus oral committee reports: The board reviewed the idea of having all committees create written reports.

Activity Committee (Chambers): Nothing to report at this time.

ARC: The committee is still in need of members and a committee chair.

Communications (Susan Hayes): Lois Palermo noted that new residents were welcomed into the community. The quarterly directory update will be sent with the October mailing. The Emergency Medical information chart is in progress. The next meeting of the Committee will be on November 14th in the clubhouse.

Garden Committee: (RobinJeanne Parks): Recently, an owner noticed that their tomatoes were taken from the garden without their permission. The owners of the vegetables that were taken asked the committee to inform the board regarding the situation.

Landscape Committee: (Adrienne Lawrence): The committee is expecting a landscape proposal by TruGreen by the end of the October.

Pool Oversight Committee: The committee continues to check the pool area every two hours and document both the temperature of the water and the air temperature.

The meeting adjourned at 11:01am.