

STONEYBROOK VILLAGE OWNERS ASSOCIATION BOARD MEETING – March 14th, 2012

President Barbara Bowns convened the Board Meeting of the Stoneybrook Village Owners Association in the clubhouse at 9:01am. Directors who were present included Barbara Bowns, Lyn Martin, Tony Olsen, and Sheila Coxon. Kurt Powell, Willamette Community Management, also attended. 6 owners also attended.

Approval of Minutes: The Board **APPROVED** a motion made by Lyn Martin and seconded by Sheila to approve the minutes from February 22nd 2012.

WCM Report: WCM is working with ARMOR and Hayward to continue to diagnosis work on the pool. Hayward has agreed to send a new ORP probe for the pool to continue the diagnosis at no charge to the HOA.

Financial Topics: The Board reaffirmed that WCM is to notify every past due account of the amount owing and state that if the assessments are not fully paid when due, they will be subject to late fees and interest.

Treasurer's Report: Two owners are overdue greater than 60 days and account for \$5,199. As of March 1st, thirteen owners were overdue by one month and each owing less than \$140. Total income year to date is \$43,629. Total expenses year to date are \$30,307 for a net income year to date of \$13,322.

Pond Funding: The board discussed funding options for the pond options. The board **APPROVED** a motion made by Barbara and seconded by Sheila to use \$9000 from the Pond Reserve account and \$20,000 from retained earnings if the community chooses to fill in one pond, to use \$18000 from the Pond Reserve Account and \$40,000 from retained earnings if the community chooses to fill in both ponds, and to use \$25,000 from retained earnings if ponds remain and pump house is upgraded. The fourth option requires no additional funding

Collection Accounting: The board discussed past due amounts in collections in the HOA. The board confirmed that the agreement with Vial Fotheringham to perform collections for the HOA will not change the current Collections resolution.

Old Business:

Pool Heater Update: The pool house temperature has been stable for over one week. Mike's Heating and Air has been coming every day to check on the pool heater to make sure it's functioning.

Pump Solicitations: The board **APPROVED** a motion made by Tony and seconded by Sheila to not enter into any contract for pump maintenance nor re-install the pumps in the pond at this time.

Anderson Poolworks Update: There has been no new information on this topic.

Collections Resolution: The board **APPROVED** a motion made by Barbara and seconded by Lyn to rescind the old Collections policy and adopt the Collections Resolution drafted by Vial Fotheringham and send it out to the community.

Gaia Invoice: The board **APPROVED** a motion made by Barbara and seconded by Lyn to split the difference between the proposal from Gaia and the invoice from Gaia which totals \$263.50.

Pond Ballot: Lyn Martin has been working with Lois Palermo to perform a pond preference survey for the community. The Board declined the suggestion to hold such a survey. Instead, the board **APPROVED** a motion made by Tony and seconded by Sheila to hold a special meeting of the membership on April 19th

at 3pm in the clubhouse to hold a binding vote on one of the four pond options. Two of the options include approval of a special assessment.

Owner Input: No homeowner input.

New Business:

Authorization Form: The communications committee has created an e-mail authorization form by which residents can give permission to use their e-mail for Village communications. The board **APPROVED** a motion made by Lyn Martin and seconded by Sheila to accept the amended authorization form for the communication committee.

Lodge Representative Authorization: The board has made multiple attempts to contact the Lodge to remind them that they have no current authorized representative for the Lodge. The Board sent a certified mail to the Lodge in to determine who the eligible person is to cast votes on behalf of the Lodge.

TruGreen Proposal: The board received an unsolicited proposal from TruGreen to spruce up the entrances to the HOA. The board declined the proposal

The board meeting adjourned at 11:01am.