

**STONEYBROOK VILLAGE OWNERS ASSOCIATION
BOARD MEETING – November 28th, 2012**

President Barbara Bowns convened the Board Meeting of the Stoneybrook Village Owners Association in the clubhouse at 9:04am. Directors who were present included Barbara Bowns, Sheila Coxon, Tony Olsen, and Lyn Martin. Kurt Powell, Willamette Community Management (WCM), also attended. 14 owners also attended.

Approval of Minutes: The Board **APPROVED** a motion made by Sheila and seconded by Lyn to approve the minutes of the Board meeting of November 14th 2012.

The Board **APPROVED** a motion made by Barbara and seconded by Sheila to request that WCM send all communications to the community from various email addresses.

Management Report:

TruGreen Mowing - TruGreen is on their dormant season mowing schedule - meaning they mow "as needed." They are wanting to stay off the lawns as much as possible to keep them in good shape. After the current mowing, they could be off the grass till January.

The Association information and Happenings have not yet been sent. WCM is waiting on getting the budget finalized.

Financial matters: The Board **APPROVED** a motion made by Barbara and seconded by Sheila to adjust the 2013 assessment level and lower the common assessment to \$89/month/assessment unit, lower the single family assessment to \$33/month/assessment unit, and allocating \$25,000 of retained earnings to irrigation repair, tree replacement, and tree pruning. The Board **APPROVED** the 2013 budget.

Owner input: One owner asked how the Board came up with the current budget amount. [The Board sent out the landscape contract for bid and the majority of the bids came back roughly 10% under what the Board is currently paying for landscaping.]

Activities Committee (Henny Chambers): Nothing to report.

ARC (Richard Town): The ARC presented a verbal report to the Board. They meet Monday, Dec 3rd, 2012 at 10am.

Communications Committee (Susan Hayes): There are four new residents (two households) in the community.

Garden Committee (Robinjeanne Parks): There is only one space that has not been attended to and cleaned up in the garden at this time.

Landscape Committee (Doreene Carpenter): Nothing to Report. Doreene asked if WCM could follow up with TruGreen to make sure the garden area is continually sprayed.

Pool Oversight: (Barbara Rossbacher): Everything is going well at this time.

Ongoing Business: The Board **APPROVED** a motion to purchase a new spa circulation pump as the old pump has been having continual problems. It will be installed today.

WCM spoke with Jason Grosz from Vial Fotheringham regarding the performance of the CAT Controllers from Cat/Hayward. The Board requested to have WCM send an email to Cat/Hayward to request a demonstration unit while the current unit is sent back to CAT.

The pine trees to the north of the clubhouse will be pruned on November 30th. WCM has notified the homeowner.

The rest of the trees from the tree replacement project will be installed tomorrow and the other two trees will be removed as well.

The electrical bypass of the vaults was completed yesterday. The final sign-off will be finished today from the inspector. The vaults will be filled in at a future time.

The sidewalk damage done by the roto roter will be repaired today and will cure over the next few days.

The Board **APPROVED** a motion to keep the floating fountains installed during the winter months.

Landscape Contract Renewal: The Board went to bid for landscape contracts and 4 vendors responded. The Board **APPROVED** a motion made by Lyn and seconded by Tony to award the contract to TruGreen Landcare pending adjustment of article 4 in the contract.

Barbara Bowns has noted that she would like to join the landscape committee for 2013.

Annual Meeting: The announcement for the annual meeting has been distributed. Lyn Martin is working with WCM to review the owner list.

WCM will post the annual meeting announcement up on the door of the clubhouse.

ARC revised guidelines: The Board was sent the final ARC guidelines for the community, and reviewed the suggested changes given to the Board. The ARC will review the changes and present them to the Board for approval at a future meeting. The Board conditionally approved awaiting the revision to the guidelines current fencing language to include solid white PVC amongst the current community standards.

Committee Charters: The Board asked for a description of the Committees. The Secretary submitted a written report to the Board.

The Board **APPROVED** in form to post the Committee descriptions to the website after they have been amended. Lyn Martin will send a final version to WCM to post to the website.

The meeting adjourned 10:49am.