

**MINUTES**  
**STONEYBROOK VILLAGE OA BOARD MEETING**  
**February 27th, 2013**

The Board Meeting of the Stoneybrook Village Owners Association was convened in the clubhouse at 9:02am by Sheila Coxon. Directors who were present included Sheila Coxon, Lyn Martin, Cindy Bond, and Tony Olsen. Kurt Powell, Willamette Community Management, also attended. 5 owners attended.

**APPROVE MINUTES:** The Board **APPROVED** a motion made by Cindy and seconded by Tony to approve the minutes from January 23<sup>rd</sup> 2013.

**WCM REPORT:**

The Board **APPROVED** a motion made by Cindy and seconded by Lyn to approve the Mike's Heating invoice.

The Board **APPROVED** a motion made by Tony and seconded by Lyn to stop collection on one property in Stoneybrook.

**Treasurer's Report:** As of January 31<sup>st</sup>, the total income was \$21,039 and total expenses was \$23,646. The net income as of January 31<sup>st</sup> 2013 was \$2608. The total current assets as of January 31<sup>st</sup> \$289,677. Of this amount, \$16,142 is prepaid assessments and \$167,982 are reserves.

**CAT/ORP Sensors:** The Pool automatic chlorination devices appear to be working as expected at this time.

**Reserves:** The Board **APPROVED** a motion to pay for the sand filter repair out of reserve account 3208.

**New Business:**

**ARMOR Inspection List:** The Board reviewed a yearly inspection list from ARMOR Contracting.

The Board **APPROVED** a motion made by Tony and seconded by Lyn to approve the recommended maintenance items in the ARMOR Contracting inspection.

**Notice of Hearing:** The Board reviewed a notice of non-compliance for one Architectural Review Committee. The Board **APPROVED** a motion made by Cindy and seconded by Lyn to issue a Notice of Hearing to the owner with information of a waiver of notice to be sent Certified Mail.

**Communications Committee Responsibilities Revision:** The Committee presented a document to the committee to the Board. The Board **APPROVED** a motion made by Lyn and seconded by Tony to accept this responsibilities document.

**Owner Input:** One owner came to the Board with a landscape plan to have TruGreen adjust landscaping by planting two Viburnum plants on the Common area on the northwest corner of 45<sup>th</sup> Street and Birdsong at the cost of the owner. The Board **APPROVED** the changes with a motion made by Lyn and seconded by Cindy.

## **Committee Reports:**

**Architectural Review Committee (Richard Town):** The Committee sent a written report to the Board to review. The ARC had an open house during this last Saturday.

**Communications Committee (Susan Hayes):** The Board requested that the Association Information and Happenings be prepared and sent to WCM prior to the last week of the month. The Communications Committee issued a written report to the Board.

**Garden Committee (Robinjeanne Parks):** Nothing to report.

**Landscape Committee (Barbara Bowns):** The Committee gave a written report to the Board.

**Pool Oversight Committee (Robinjeanne Parks):** Nothing to report.

## **Financial Review:**

The Board **APPROVED** a motion to have Stover Neyhart to perform the Financial Review for the HOA for the calendar year of 2012.

The meeting adjourned at 9:46am.