

MINUTES
STONEYBROOK VILLAGE OA BOARD MEETING
March 13th, 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. There were 7 at the time of convening, 11 in the course of the morning.

APPROVE MINUTES: The Board **APPROVED** a motion made by Cindy and seconded by Tony to approve the minutes from February 27th 2013.

WCM REPORT:

The Board **APPROVED** a motion made by Tony and seconded by Lyn to adopt the Records Retention Resolution.

WCM noted that the Board will be receiving a summary fence document in the next week.

There is a piece of deck coming up from around the spa in the pool house. WCM reviewed the cleaning agents with ARMOR to make sure the correct cleaning agents are being used on the deck. WCM will be contacting Floric Polytech to find out how to repair the section.

WCM noted that there are no carbon monoxide detectors in the poolhouse or clubhouse. WCM will install these detectors in both buildings during the next week.

Treasurer's Report: As of February 28th, the total income was \$47,659 and total expenses were \$49,143. The net loss as of February 28th 2013 was \$1,484. The total current assets as of February 28th are \$294,068. Of this amount, \$10,815 is prepaid assessments and \$171,266 is reserves. One owner was late in paying their assessments.

Owners Input: The Board asked that WCM send both written and electronic communication at the same time to owners.

Committee Reports:

ARC (Richard Town): There are ongoing completions. The Committee is still discussing ongoing business in the community. The Committee submitted a written report to the Board.

Communications Committee (Susan Hayes): Two residents have been visited since the last report. The Committee submitted a written report to the Board. The next meeting of the committee will be May 13th in the Clubhouse.

Garden Committee (Robinjeanne Parks): There are only one space left in the garden.

Landscape Committee (Barbara Bowns): The Landscape Committee performed a walkthrough with WCM and TruGreen and noted some areas for improvement.

The board requested that WCM get quotes for landscape irrigation replacement.

Pool Oversight (Robinjeanne Parks): The sign in sheet for every 2 hours is being signed.

ORP Sensors: The Board approved a motion made by Tony and seconded by Lyn to purchase one new ORP Probe for the pool from Schaefer's.

New Business:

Newsletter Coordination with the Lodge and ALF: Cindy Bond contacted the Lodge Representative for the Activities Committee to review ways the communities could communicate more effectively and share information about common events.

Clubhouse Usage for the Corvallis Rose Society: The Board **APPROVED** a motion to deny a request to use the clubhouse for a general public open house for meeting.

The Hearing for one owner was held to review whether the ARC request submitted on 11-14-12 was in compliance. Owners Del Weeks, Richard Town, Lois Palermo, Darrel Bibler, and Gary Barnard, Richard Lund, and Sky Spence were in attendance.

The Board **APPROVED** a motion made by Tony and seconded by Lyn to approve the following decisions on the Architectural Review Hearing:

- (1) The height of the privacy screens are in violation. The Board asks that the owner work with the ARC to determine how much of the fence top needs to be removed based on the height of the fence to the top of the grade and remove the amount of the top of the fence as approved by the ARC.
- (2) The addition of the grass, the removal of the pavers, and the change in grade and water flow were made without permission and are a violation of the ARC guidelines. The Board is unsure of the impact of this violation. The Board asks that the owner speak to the ARC to see if any changes are necessary and asks that the owner comply with any recommendations made by the ARC.
- (3) The addition and increase of the flower garden is a violation because the owner did not ask permission of the ARC. The Board is unsure of any impact of this violation. The owner is responsible for any all liability of the retaining wall of the raised flower bed. The Board asks that this owner speak to the ARC to see if any changes are necessary.
- (4) The Association Fence being impacted by fill dirt has been rectified as noted by Del during the meeting and is no longer a violation.
- (5) The swale has been changed and is no longer in violation. The ARC will check both item number 4 and item number 5 to make sure the changes have been made. The Board asks that Del comply with any requirements of the ARC on these two items.
- (6) The original design of the privacy screens were approved by the ARC form. However, Board believes the design of the privacy screen is in violation of the intent of the current guidelines document. The Board asks that the ARC review the guideline document for privacy screens.

The Board asks that the owner comply and complete the above requests within 30 days.

The meeting adjourned at am 11:45am.