

**MINUTES**  
**STONEYBROOK VILLAGE OA BOARD MEETING**  
**May 8th, 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 9 owners at the time of convening, and 12 at the end of the meeting.

**APPROVE MINUTES:** The Board **APPROVED** a motion made by Tony and seconded by Lyn to approve the minutes from April 10<sup>th</sup> 2013.

**WCM REPORT:**

The broadleaf spray will be happening next week for Stoneybrook Village.

The Board **APPROVED** a motion to pay for the pool pump repairs out of reserves for the HOA.

The Board discussed the maintenance of the shrubs behind the homes along the pond at Stoneybrook. The shrubs and shrub beds behind lots 15-19 in phase 1 and immediately adjacent to the pond are part of a landscape easement. These shrubs and the shrubs beds are maintained by SVOA. TruGreen plans to be out in the next week to trim these shrubs.

WCM received a note that the pool door was not functioning properly with the keycard system. The pool door was fixed and now is working as it should.

The website for Stoneybrook is under construction due to how one of the browsers view the website. WCM will repair the website and republish it in the next few weeks.

The Board **APPROVED** a motion to repair one of the leaks in the valve for the spa sand filter in the amount of \$180.

TruGreen is repairing the garden valves for each garden plot.

The Board **APPROVED** a motion to allow ARMOR to apply the MT-200 patch to the spa next to where the part of the floor came off.

The Board **REVIEWED** the irrigation proposals for the community. The Board **CLARIFIED** the single family landscape specifications that moving irrigation heads is not a service given to the single family owners, but tilting the irrigation heads is a service given to owners.

**Treasurer's Report:**

Through the end of April, total assets are \$308,557. Of this amount, \$20,645 are prepaid assessments, and \$178,384 are the Reserves. Total income is \$90,042, and total expenses are \$84,098.

**Owners Input:**

One owner requested that the landscape policy and services be included in mailings to owners. This will be sent with the next mailing.

One owner asked about details on an ongoing legal issue in the community. The Board is currently reviewing the legal issue.

## **Committee Reports:**

**Activities Committees (Henny Chambers):** Henny commented on the changing to the happenings in the last few months. The Cinco de Mayo happy event had 28 people. There will be a potluck in June, and a June 12<sup>th</sup> ladies lunch out. Dave Horning put out a request to ask for someone to help with the Happenings newsletter.

There are two large round glass tables that are not working well because the weld that holds the legs came apart. One owner will look into repairing the tables.

**ARC (Richard Town):** The Architectural Review Committee has 8 completed requests, 14 active requests, and 2 observations. There was a small fire on this past Sunday morning near the pond. The Fire Department took care of the fire.

**Communications Committee (Susan Hayes):** There were no visits in the past month and no new pending residents. The Directory update was sent April 25<sup>th</sup>, 2013. The Communications Committee will be meeting next Monday May 22<sup>nd</sup>.

**Garden Committee (Robinjeanne Parks):** The Board **APPROVED** a motion made by Cindy and seconded by Lyn to approve the Garden Committee Description. This note will be added to the website. The Board **APPROVED** a motion made by Cindy and seconded by Tony to approve the Garden Committee Guidelines as amended.

**Landscape Committee (Lyn Martin):** WCM gave the details of the landscape report.

**Pool Oversight (Robinjeanne Parks):** The owners are still coming in every 2 hours.

**ORP Sensors:** The sensors now seem to be working as desired.

**Pond Landscaping Suggestions:** Nothing to report at this time.

**Irrigation Bids:** The Board reviewed landscape proposals for irrigation systems. The Board asked WCM to more clearly identify the types of spray nozzles for the system.

WCM will have tree bags installed for the newer trees in the system. WCM will get a cost from TruGreen to fill the bags as well.

## **New Business:**

**Fence Discussion:** The Board reviewed the Fence discussion and asked WCM to draft a policy regarding this topic.

**Jim Roe Resignation:** The Board **ACCEPTED** a resignation from Jim Roe from the Board of Directors with a motion made by Sheila and seconded by Lyn.

**Landscape Committee Guidelines Proposal:** The Board **REVIEWED** the Landscape Committee Guidelines.

The meeting adjourned at am 10:49am.