

MINUTES
STONEBROOK VILLAGE OA BOARD MEETING
June 12th, 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, Cindy Bond, and Tony Olsen. Kurt Powell, Willamette Community Management, also attended. There were 5 owners at the time of convening, and 6 at the end of the meeting.

APPROVE MINUTES: The Board **APPROVED** a motion made by Cindy and seconded by Tony to approve the minutes from May 8th 2013.

WCM REPORT:

The Stoneybrook website at www.svoa-corvallis.org has a new look. Take a look and see the new website.

TruGreen has moved their maintenance days at Stoneybrook to be Tuesdays and Wednesdays.

WCM gave a short report on an Oregon House Bill 2823 that discusses homeowner associations and the potential effects of the measure with regard to financial matters, signage, and records.

The Board **APPROVED** a motion made by Tony and seconded by Cindy to move forward on the change order for the pond maintenance with Gaia Landscaping.

The Board **APPROVED** a motion made by Tony and seconded by Cindy to pay Vial Fotheringham for their work to the Association on a few related issues.

The Board **APPROVED** a motion made by Tony and seconded by Cindy to pay Metro Overhead Door for their work to help with the automatic doors that stopped functioning in the pool house.

The Board **APPROVED** payment to Stover Neyhart for their work on the financial review.

The Board **APPROVED** a motion made by Tony and seconded by Cindy to send a general notice to all residents of Stoneybrook reminding them of their maintenance responsibilities for their side yards and back yards.

The Board **APPROVED** a motion made by Tony and seconded by Cindy to move forward on new hose bibs for the garden area.

The Board reviewed their relationship with Umpqua Bank and reviewed the upcoming changes to the checking account at Umpqua.

Treasurer's Report:

Through the end of April, total assets are \$306,462. Of this amount, \$11,840 are prepaid assessments, and \$181,384 are the Reserves. Total income is \$112,507, and total expenses are \$111,716.

Owners Input: No input at this time.

Committee Reports:

Activities Committees (Henny Chambers): Nothing to report.

ARC (Richard Town): Nothing to report.

Communications Committee (Susan Hayes): Susan Hayes submitted a written report with the minutes. The next meeting of the committee will be August 12th in the clubhouse at 11am. The Board **APPROVED** a motion made by Tony and seconded by Cindy to approve the Communications Committee Responsibilities as drafted by the Committee on 6-3-13.

Garden Committee (Robinjeanne Parks): There is a rogue bunny eating vegetables in the garden.

Landscape Committee (Lyn Martin): Nothing new to report.

Pool Oversight (Robinjeanne Parks): The pool is still being reviewed every few hours as required by Oregon.

Ongoing Business:

Owner Request: The Board **APPROVED** a motion made by Tony and seconded by Cindy to authorize Jason Grosz, the attorney from Vial Fotheringham to respond to a request made by an owner through an attorney to the Board and to have Kurt Powell of WCM resolve an issue regarding the request.

Pool/Spa: WCM acquired the patch material to put down near the spa. ARMOR Contracting will be performing this patch in the coming months.

Oregon Stoves and Spas repaired another pump motor at Stoneybrook that was leaking.

Irrigation Bids: The Board reviewed irrigation bids for common areas next to Country Club Rd and 49th Street.

Fence Policy: The Board **APPROVED** a motion to send out the fence policy for all owners for their review and comment.

New Business:

The Board **APPROVED** a motion made by Tony and seconded by Cindy to choose not to change the current procedure for ARC or WCM inspections and the relationship between the Architectural Review Committee and WCM with regard to estoppel certificates and escrow demand forms.

The Board **ACCEPTED** the resignation of Richard Town from the Architectural Review Committee with a motion made by Tony and seconded by Sheila. The Board thanks Richard for his efforts on the community and the work to file and organize the historical records of the ARC.

The meeting adjourned at am 10:34am.