

MINUTES
STONEYBROOK VILLAGE OA BOARD MEETING
September 11th, 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, Lyn Martin, and Tony Olsen. Kurt Powell, Willamette Community Management, also attended. There were 6 owners present at the meeting.

APPROVE MINUTES: The Board **APPROVED** a motion made by Cindy and seconded by Tony to approve the minutes from August 14th 2013 as amended.

WCM REPORT:

WCM will be contacting the Lodge and Assisted living to encourage them to send in a proxy and a letter listing a candidate for the board for the annual meeting.

ARMOR Contracting has completed a repair to the floor adjacent to the spa in the pool house.

One of the members of SVOA has submitted an architectural review request to allow a ladder on a shed.

The attorney for SVOA is continuing to work on the language with the attorney from an owner.

There continues to be a stray cat in Stoneybrook. WCM is unable to contact the owner of the cat.

The temperature in the clubhouse area is set to be 75 degrees. This temperature will remain in place unless the reservation specifically asks it to change and the Board approves the change.

The pool heater will be worked on today. There appears to be a bad seal with the heater causing water to leak out.

WCM will be working with an electrician to install a new switch for the Spa jets.

ARMOR has been watering the tree bags for new trees in the community. They will cease watering this week as the weather cools down.

ARMOR has found a valuable item on poolhouse floor on 8/25/13. If an owner has lost something in the poolhouse on that day, please contact WCM at wcm@willamettecm.com or call 541-602-1775.

The Board approved the fence policy for Stoneybrook at the last Board meeting. This approved policy is available on the website at www.svoa-covallis.org

The water coming out of the women's shower in the pool house is either very hot or cold. WCM will be working to set the temperature of the hot water coming out of the water heater to a safe level.

On September 25th, the Board will be holding a budget meeting.

The Board reviewed a tree summary from 2012. The landscape committee will be creating a new tree survey for dead or dying trees in common areas, they will assess for removal, and if they need replacement the committee will suggest replacement. The Committee will suggest treatment for the affected trees if possible.

There are currently no prohibitions of having BBQ's on a patio or porch of a home/resident in Stoneybrook.

Treasurer's Report (Tony Olsen):

Through the end of August, total assets are \$332,108. Of this amount, \$17,589 are prepaid assessments, and \$191,270 are the Reserves. Total income is \$177,588, and total expenses are \$174,585.

Owners Input: No input at this time.

Committee Reports:

Activities Committees (Henny Chambers): Nothing to report.

ARC (Sheila Coxon): The Committee completed 9 requests and received 3 new requests. There is one out of town owner where the grass was brown.

Communications Committee (Susan Hayes): There were two visits to new residents in the past month – two visits are still pending. The next meeting of the committee is 11am in the clubhouse on November 11th 2013.

Garden Committee (Robinjeanne Parks): The garden is growing well for all owners. It has been the most productive year in the past four years. The nights have not yet been cold.

Landscape Committee (Lyn Martin): David Stewart has volunteered to be a part of the landscape committee. Lyn Martin, David Stewart, Kurt Powell from Willamette Community Management and Michael McCormick from TruGreen reviewed the contract and walked the property earlier this week. Horsetail fern has appeared prolifically in one of the single family owner's yards in Stoneybrook. There is a dying mugo pine on Country Club that needs removal. TruGreen has finished week 3 of the pruning cycle, and week 4 begins today. The fall pruning will begin on week 1 of the next pruning cycle.

Nominating Committee (Darrel Bibler): Darrel Bibler and Jean Brunk have created a summary of the Board responsibilities for candidates to review. The Board **APPROVED** a motion made by Tony and seconded by Cindy to approve the nominating committee's Board summary document to distribute to prospective Board members. The Committee requests a list of eligible members for the Board.

Pool Oversight (Robinjeanne Parks): The end wall clock has not been keeping time well. WCM will put a new battery in the clock and reset the time. Maggie Jackson has helped tremendously to make sure the pool is watched over.

Pond Oversight (Sheila Coxon): The Pond has been busy. The south pond was cleaned and dredged. The pump and fountain are put back and installed. Gaia also included pressure washing of the large fountain waterfall and added this work to the new contract. Gaia will be reviewing the Pond Doctor's report and the Devco report for shading and the Committee will be reviewing a planting plan for the pond.

The Board **APPROVED** a motion made by Tony and seconded by Lyn to approve the 2014 contract for Gaia Landscaping.

Ongoing Business:

Terry Hedlind will be creating the irrigation design for Stoneybrook Village. He estimates his work will be complete in early November.

The Board **APPROVED** a motion made by Tony and seconded by Cindy to approve the new cardkey policy.

New Business:

The Architectural Review Committee is looking for new members at this time. There are three vacancies for the Board which are currently held by Sheila Coxon, Lyn Martin, and the one vacant position.

The Board **APPROVED** a motion made by Lyn and seconded by Tony to create a second draft of changes to the clubhouse policy and review it at the next meeting of the Board.

The meeting adjourned at am 10:51am.