

MINUTES
STONEYBROOK VILLAGE OA BOARD MEETING
March 13th 2014

The Board Meeting of the Stoneybrook Village Owners Association was convened in the clubhouse at 9:00am by Steve Napack. Directors who were present included Steve Napack, Cindy Bond, Tony Olsen, Kendall Clapper, and David Stewart. Kurt Powell, Willamette Community Management, also attended. There were 6 owners present at the meeting.

The Board **APPROVED** a motion made by Cindy and seconded by Tony to approve the minutes from February 13th 2014 as amended.

WCM Report: The Pond plantings approved by the Board last year are now moving forward. Gaia will begin planting these items in the next few weeks.

The Board **APPROVED** a motion made by Steve and seconded by David to prepay three months of the pond contract so that Gaia Landscape can purchase the pond chemicals.

TruGreen has installed the 6 replacement warranty trees in Stoneybrook.

ARMOR Contracting and two owners cleaned Graffiti off of a mailbox in the community last week.

WCM read an email from TruGreen regarding the turf and the previous winter damage to the turf.

Treasurer's Report (Tony Olsen): Total Current Assets as of February 28th 2014 are \$340,542. Prepaid assessments are \$17,020 and the total in the reserve accounts are \$206,512. The Treasurer submitted a written report to the Board.

Owners Input: One owner thanked a Board member for bringing up the water conservation issue with the trees along the parking strips on the outside of the community along Country Club Rd and 49th St.

One owner noted that they have been trapping rats near their home. The owner also stated that they have been feeding birds, so that may have been attracting the rats. Other owners attending stated they had seen squirrels and voles in the neighborhood as well.

One owner requested the Board consider xeriscaping as an acceptable alternative to having a lawn on their property.

Committee Reports:

Activities Committees (Henny Chambers): The committee has reached capacity for the champagne buffet on March 23rd. The duo of Chaz and Jude will be back on April 25th to perform at the Happy Hour.

ARC (Sheila Coxon): The committee submitted a written report to the Board. One owner completed their project in the HOA, and the committee approved 4 additional projects

Communications Committee (Susan Hayes): Two welcome visits were made to four new residents (two households) in the past month. One follow up visit is pending. The 2014 Stoneybrook Village Owners Association Directory has been delivered door to door to nearly all residents. The cost to produce the directory was \$0.90. The Committee wishes to thank Charlie Taft, Henny Chambers, Dave Horning, and Sandy Olsen. The next meeting will be held on May 12th 2014 at 11am in the clubhouse.

Steve made a motion to begin a bulletin board on the Stoneybrook website for the ownership to post general interest topics. The motion died for lack of a second.

The Board **APPROVED** a motion made by Tony and seconded by Steve to deny a request to put a request into the Happenings or Newsletter and to notify the owner that you can post the information to the bulletin board in the clubhouse.

Garden Committee (Robinjeanne Parks): There have not been any additional signups for the garden boxes. The committee contemplated that the retainer walls get higher to get more soil into the garden plots. The Committee will gather bids for the addition of stone on top of the smaller boxes and get them to the Board for the next meeting.

Pool Oversight (Robinjeanne Parks): Everything is going well in the pool area at this time.

Landscape Committee (Lyn Martin): The committee submitted a written report to the Board. TruGreen is attending to the turf damaged by the weather this last winter. In addition, they are moving forward with the moss/cranefly treatment in the second week of March, and the irrigation systems will be turned on in the coming weeks and tested for functionality. There has been one landscape request form in the last month. Plants killed by the winter will be inventoried and owners will be given a list of the plants in their front yard that will need removal and/or replacement.

Pond Oversight (Sheila Coxon): Gaia Landscaping will be getting plant material installed in the coming weeks and weeded their area of responsibility. The Committee wants to watch the installation of the planting on the pond.

Ongoing Business:

Soil sample results & health of trees: WCM presented findings of an arborist who reviewed the trees in the Right of Way (park strip) area on the outside of Stoneybrook on Country Club Dr and 49th Street giving Board information of why the trees may be in decline. The Board will allow the City to maintain these trees using the Urban Forest Management Fee and will not move forward on any improvement project on these trees at this time.

Emergency preparedness work group proposal: The Board **APPROVED** a motion made by Steve and seconded by David to establish the Emergency Preparedness Committee as a permanent committee and to request the President ask if the volunteers interested in the committee would like to appoint the members of the committee.

The Board **APPROVED** a motion made by Steve and seconded by David to approve the Emergency Preparedness Committee's proposal which includes holding a town meeting, conducting a survey, and initiating a Help-Your-Neighbor program. Up to \$500 for printing for these programs was included.

The Board **APPROVED** a motion made by Steve and seconded by Tony to make it clear to owners that participation with the Emergency Preparedness Committee is a voluntary activity for residents to participate. In addition, while the committee will make every effort to keep information private, the Committee and Board does not make any guarantee of privacy.

Tree pruning policy: Steve Napack presented a draft tree policy to the Board of Directors. The Board **APPROVED** a motion made by Tony and seconded by Kendall to have the landscape committee to begin preparations of a comprehensive landscape policy and to report progress to the Board at the next meeting.

The Board **APPROVED** a motion made by Steve and seconded by Kendall to create a map showing proposed locations of dog stations and signs for common areas.

New Business:

Communication committee recruitment and possible board involvement for Association Information: The Board **APPROVED** a motion made by Tony and seconded by David to have the Board appointed Secretary create the Association Information sheet and edit it when required by the Board. One owner present gave sample articles on what could be included in association information.

Lawn Maintenance: Steve made a motion to have WCM identify lawn care experts in the County and find out the recommended treatment to prevent winter die-off in the future. The motion died for lack of a second.

Tony made a motion to withhold payment from TruGreen until the lawns could be repaired to the standard of the Board of Directors. The motion died for lack of a second.

The Board **APPROVED** a motion made by Kendall and second by Steve to have WCM convey the concerns from SVOA regarding turf maintenance and ask TruGreen to come present at the next meeting.

The meeting adjourned at 11:10am.