

MINUTES
STONEYBROOK VILLAGE OA BOARD MEETING
July 10th 2014

The Board Meeting of the Stoneybrook Village Owners Association was convened in the clubhouse at 9:01am by Steve Napack. Directors who were present included Steve Napack, Tony Olsen, Kendall Clapper, Cindy Bond, and David Stewart. Kurt Powell, Willamette Community Management, also attended. There were 11 owners present at the meeting.

The Board **APPROVED** the minutes from the June 12th meeting and the May meeting with a motion made by Tony and seconded by Kendall.

The Board **APPROVED** a motion made by Kendall and seconded by Tony to approve the minutes from June 30th 2014.

WCM Report: WCM met Mike's Heating on site to review the thermostat and found the insulation requirements for the pool maintenance room. The thermostat in the clubhouse was not working properly as it was in need of new batteries. Mike's Heating noted that no exhaust fan should be installed in the pool maintenance room and that the removal of the insulation was the best thing to do. The Board requested WCM look into thermostats that can turn off the heat/AC while the clubhouse doors are open.

WCM has submitted information to the City of Corvallis for Stoneybrook Village to be considered a Neighborhood Association.

No Smoking signs have been installed in both bathrooms of the clubhouse at this time.

ARMOR Contracting has come back to clean the parking lot to re pressure wash it to get rid of the excess dirt leftover from their original pressure washing.

Treasurer's Report (Tony Olsen): Total Current Assets as of June 30th 2014 are \$358,063. Prepaid assessments are \$26,637.59 and the total in the reserve accounts are \$222,904. Three owners are overdue one assessment. The total assessments due is \$381. All owners overdue have been assessed fines and interest. The Treasurer submitted a written report to the Board which is attached to these minutes. There were no additional comments from the financial report.

TruGreen Report: The management of TruGreen came to introduce themselves and discuss their plan moving forward with Stoneybrook. In attendance was Michael McCormick, the new manager for Stoneybrook who has replaced Jordan David, Randy Mihalko, the branch manager for Portland, and Chris Martin, the improvement manager for TruGreen in Corvallis. TruGreen will give a timeline to WCM by Wed, July 16th on how they plan to catch up on the items needing attention in Stoneybrook.

Committee Reports:

Activities Committees: The monthly Happenings newsletter will serve as the monthly report to the Board.

ARC (Sheila Coxon): The committee submitted a written report to the Board which is attached to these minutes. ARC posts the latest report on the website.

Welcome Committee (Susan Hayes): The committee will have a report next month.

Preparedness Committee (Jane Fleischman): The surveys are being returned and evaluated by the HOA. The community is encouraged to participate in the survey process. 95 out of 136 surveys have been returned thus far. The next meeting of the committee is on the 15th of July.

Garden Committee (Robinjeanne Parks): There were \$133.93 in receipts from the Garden Committee. WCM will issue a reimbursement for Doreene Carpenter for these reimbursements. The weeds have taken over in the garden area. [This item is on the list for TruGreen to remedy.] There is lots of produce coming out of the garden at this time.

Pool Oversight (Robinjeanne Parks): Barbara Rossbacher is going to be gone at the same time as Robinjeanne Parks and the committee will have more people involved in checking every two hours. The shower in the women's restroom is still leaking when it's off. WCM will call a plumber to fix the situation.

Pond Oversight (Sheila Coxon): The pond committee noticed that the grasses installed by Gaia next to the pond that were accidentally trimmed by TruGreen did grow back.

Parking: The Board reviewed the parking enforcement in the community in front of the clubhouse. WCM will have a vendor re-paint the stenciling in the parking lot for those spaces in front of the clubhouse and pool house in the coming weeks.

Landscape: WCM met with TruGreen on site at SVOA to discuss the outstanding issues in Stoneybrook.

Ongoing Business:

ARC – 25% lawn requirement: The Board **APPROVED** a motion made by Tony and seconded by Kendall to postpone any additional discussion on the 25% lawn requirement indefinitely.

ARC Procedures, Standards, and Guidelines: The Board reviewed the draft version of the Procedures, Standards, and Guidelines. The ARC gave a report on the suggested changes. The Board **APPROVED** a motion made by David and seconded by Steve to approve the changes to the ARC document as drafted by the ARC.

Rules and Regulations Workgroup: The committee submitted a written proposal to the Board.

The Board **APPROVED** a motion made by David and seconded by Tony to form a standing committee called the rules and regulations committee to index and archive the out of date rules, existing, and future rules approved by the Board and to make it easier for residents to know and find the rules.

Donation request of new tray tables: The Board **APPROVED** a motion made by Steve and seconded by Tony to accept the donation of 8 tray tables to SVOA

ARC non-compliance issue re: 25% lawn requirement: There is one owner who disregarded the ARC's decision on their request and installed concrete to replace the front lawn. Steve met with the ARC and suggested the committee find ways to have the ARC meet with the owner to find an equitable solution to the situation.

The Board **APPROVED** a motion made by Kendall and seconded by Tony to request the ARC meet with the owner to find an equitable solution to the situation.

Swale Update: WCM has contacted the Pond Doctor, DeSantis Landscape, Gaia Landscape, and the City of Albany to discuss maintenance to the swale area in Stoneybrook. The Board requested WCM get a proposal from Gaia Landscape for maintenance to the swale and potential changes to the swale area.

Landscape Contract Sub-committee: Steve and David met to discuss the current landscape contract and potential changes to the specifications for future contracts with Stoneybrook.

Landscape policy: Tony and Steve met with Renee Senior regarding historical landscape policies. Tony will continue to work to provide draft proposal for the Board to review at the next meeting.

Website Changes: All committees now have their own webpage on www.svoa-covallis.org.

The meeting adjourned at 10:28am.