

MINUTES
STONEYBROOK VILLAGE OA ANNUAL MEETING
December 2nd, 2014

The Annual Meeting of the Stoneybrook Village Owners Association was convened in the clubhouse at 3:01pm by Steve Napack. Directors who were present included Steve Napack, Cindy Bond, Tony Olsen, Kendall Clapper, Logan Norris. Kurt Powell, Willamette Community Management, also attended. There were 94 owners present in person or by proxy at the meeting.

Quorum Verification: There were 94 persons present in person or by proxy. The quorum requirement is 38 owners, so the quorum was met.

Approve Minutes: The membership **ADOPTED** a motion made by Logan to approve the minutes from December 4th 2013.

Elect 3 Board of Director Positions: The current Board members were introduced and thanked. David Stewart was thanked for his participation on the Board for the first half of 2014. Kendall Clapper, Tony Olsen, and Steven Sowell were nominated for the 2015 Board. There were no additional nominations from the floor from the meeting.

The membership **ADOPTED** a motion made by Steve to accept the three candidates by unanimous verbal vote for the Board of Directors.

Tellers Report: The Membership of the Stoneybrook Village Owners Association elected to 2-year positions by unanimous consent the following members: Kendall Clapper, Tony Olsen, and

Voting in person	44	
Voting by proxy	50	
Total votes	94	Requirement for quorum – 38

Steve presented an overview of what the SVOA Board has worked on in 2014. A major issue was dealing with complaints of the performance of the Association's landscape contractor and the rewriting of our landscape specifications and hiring of a new landscape contractor. In enhancing our community well-being and communications, the Board formed a Preparedness Committee, a Rules and Regulations Committee, enhanced the organization of the SVOA-Corvallis.org website, and increased the information contained in the minutes and archives of the Board meetings. Steve then highlighted and thanked the many committees and volunteers who are really who make Stoneybrook Village the nice place that it is.

Tony gave the treasurer's report for January 1 - November 30th 2014. Assessments will remain the same for 2015.

Cindy gave a brief secretary's report. The Communication's Committee changed their name to the Welcome Committee. Lois Palermo retired from the role as the author of the association information. The Board appointed the Secretary to this position. The Board also modified the landscape policy to present clear expectations to owners as to their responsibility in maintenance of front, side, and back yards.

Jane Fleischbein gave a presentation on the Preparedness Committee's Phase 2 proposal. The Phase 2 plan includes forming response teams of volunteers to check on, help, and administer appropriate first aid to residents in a disaster. An advisory ballot had been passed out at the meeting check in to give the Board feedback on whether the Association supports the level of response being proposed and the required funding of \$1340. The information will be used by the SVOA Board in deciding whether to approve the Phase 2 proposal.

Concerns expressed by Owners present included: concern on mission creep, concern the proposal was outside the scope of the HOA, potential liability issues, and not enough supplies for all of the owners in SVOA. Other Owners expressed that the HOA would make available this service but would not force owners to participate, that the HOA would not provide medical care, but would mostly facilitate, and that in a disaster there will be things like shutting off water and gas that many owners do not know how to do on their own.

Committee Reports:

Activities: Dave Horning gave a report on the activities committee, potential activities for the future, and asked for feedback from previous activities as well. Dave thanked the committee members which include Dave Horning, Co-Chair, Diane Marthaler, Co-Chair, Doreene Carpenter, Henny Chambers, Sandi Horning, Maggie Jackson, Carol Rice, Mardel Wolf, and George Novak and Charlie Taft for the Men's Coffee.

ARC: Sheila wishes to recognize the committee members: Sheila Coxon, Jane Fleischbein, and Richard Lund. She gave a brief report on the work done by the committee.

Pond: Sheila also is working on the pond committee. She expressed her gratitude for the members which include Sheila Coxon, Tim and Janet Cornwall, Henny Chambers, Bob LaPort, George Novak, Jan Napack, and Karen Stephenson.

Garden Committee: Robinjeanne Parks came up and noted the committee had a great year in the garden during 2014 and look forward to 2015. Doreene notes that there is a binder with history and photos if you'd like to borrow or review at the meeting. The committee includes RobinJeanne Parks and Doreene Carpenter.

Landscape Contract Committee: Steve gave a report on the landscape contract committee from the past year and thanked the committee members Diana Marthaler, Steve Napack, Lyn Smith-Gloria, and David Stewart. The committee reviewed the landscape contract and policy documents for SVOA, created landscape specifications from them, solicited input from vendors for the landscape contract, submitted the documents for Board approval, and interviewed prospective landscapers. Steve outlined the key changes in the landscape contract for next year and notified the community present that the Board has chosen to work with Northwest Landscape Services for SVOA lawns and shrub beds in 2015.

Pool: Elizabeth Klausl noted the committee is proud of the pool in SVOA and checks the pool every two hours for safety as required by Oregon Administrative Rules. Guests are welcome, but that the resident of SVOA is with the guest. She thanked committee members Richard Miller, Chair, Maggie Jackson, Elizabeth Klausl, RobinJeanne Parks, and Barbara Rossbacher

Rules and Regulations: Jim and Lois thank the committee members for their involvement at SVOA which include Lois Palermo, Co-chair, Jim Palermo, Co-chair, Cindy Bond, and Steve Napack. The goal was to gather all rules and regulations together for easy reference. There will be a Rules and Regulations index, the Rules and Regulations archive index, and the Rules and Regulations working index. The committee anticipates completion of their work by year end.

Welcome Committee: Susan Hayes noted that the committee welcomes more than communicates. Susan recognized the members of the committee Susan Hayes, Chair, Jean Brunk, Creagh Hawes, Sammi Lehmann, Barbara Rossbacher, and Virginia Walter. The committee meets 4 times per year and welcomes new residents to the community. One owner requested adding the request to shred when the binder is updated and new directory is updated.

The Secretary noted that there were 31 in favor of the preparedness proposal and 22 voted against the use of SVOA funds and the preparedness proposal.

The membership adjourned the meeting at 4:29pm.