

STONEBROOK VILLAGE OWNERS ASSOCIATION  
Board of Directors Meeting, September 16, 2008

Attendance: Board Members—Karen Stephenson, Darrel Bibler, Virginia Walter; and Randall Corwin by conference phone; DLS Associates—Dave Stubbs; and Owners—Renee Senior, Ruth McCracken, and Ray Walter

The regular board meeting was called to order at 9:00 AM by Karen Stephenson. The minutes of August 5 were accepted as corrected to note that Rich Embree had agreed to be a member of the Landscape Committee and was appointed by the Board to membership.

Owner Input:

Ruth McCracken noted that the fountain in the south end of the pond had been moved from its original placement. She requested that it be returned to where it had been. Karen or Dave will talk to Don of Full Spectrum Aquatics to see how difficult it would be to move it back to its original location soon rather than waiting until spring when it is placed back into the pond after winter removal.

Financial Report (Darrel Bibler, Treasurer):

This report will be primarily regarding the August TMG financial report. However, pertinent to the July report is the Special Assessment legal fund, account 3115 reported at \$16,150, indicating that the Lodge and ALF have paid their assessments.

Retained earnings are about \$12K. The Reserve Fund has \$101K. The CD for \$85K was invested at 2.5 % on 08/01/08 for 3 months at Umqua Bank with maturity 11/01/08.

Matrix owes \$1112.15 in delinquent monthly assessments. The Board will have to decide as soon as possible whether or not to pursue this in bankruptcy court.

**All SBVOA committees should submit 2009 budget requests to Jim Lehmann, Chair, Finance Committee, by the end of September. Budget process for 2009 will begin in early October.**

Architectural Review Committee Report (submitted by Jim Palermo, Chair):

Jim met with Dave Stubbs on September 9 and reviewed and discussed the ARC process, ARC files, Village walk, and rules enforcement.

A contract for three sets of Stoneybrook letters has been given to Martin Brothers Signs. New letters will be installed at SW 49<sup>th</sup> St. and at SW Stoneybrook St. about the end of September.

The ARC processed six requests for changes between August 4 and September 10.

Communications Committee Report (submitted by Lois Palermo, Chair)

The e-mail directory has about 54% of the single-family residents listed. A notice will appear in "Association Information" in October telling residents how to sign up.

Sammi Lehmann is overseeing the printing of the Single-Family Home Residents' Directory. The committee hopes to have it available before the end of September.

The Lodge has invited all Village residents to participate in the flu clinic being held on October 10 at the Lodge. A sign-up sheet is posted in the Clubhouse.

Clubhouse/Pool Committee Report (submitted by Milosh and Jeanne Popovich)

The committee submitted a complete inventory of personal property in both buildings.

Landscape, and Garden Committees did not report. Dave stated that he has been in talks with TruGreen concerning a 2009 landscape contract.

Pond Status: The Board does not expect to add additional chemicals to the pond to combat algae during the current season. It approved a motion to transfer ownership of the malfunctioning 20hp pump in the upper pond to Full Spectrum Aquatics which will remove it at their expense.

Pool and Clubhouse Status: Scott Kruger of Benton County has stated that litmus strips are not adequate for testing the pool. Dave will discuss testing with him. The shower has been repaired. The Board approved a motion to approve the repair of the HVAC system in the pool building at a cost of \$481, work to be done by Mikes Heating & Air. Dave will check whether the pool and spa have anti-entrapment devices required by Federal law. Dave will get a bid for regular maintenance of the heating and cooling systems in the pool and clubhouse buildings. The motion sensor in the clubhouse lobby may not be working correctly, causing the door to be locked from the inside after hours. The problem will be addressed.

Management Report: Dave outlined steps that are being taken to facilitate the transfer of management from TMG to DLS. Information on changes will go out with the October 1 statement later this month.

Old Business: The Board briefly discussed the Web Site status.

New Business: The Board passed a motion authorizing DLS to open federally insured accounts at Washington Mutual, with the Association President and Treasurer and the Community Manager as authorized signatories. \*\* The Board approved the purchase of a payment and communications drop box costing under \$100 to be placed in the Clubhouse. The Board passed a motion to pursue payment of the monies Matrix owes for delinquent monthly assessments in Bankruptcy Court if the cost of doing so is minimal. Dave will discuss costs with the bankruptcy attorney. Dave will discuss the removal of the Legend Homes signs with Mike Goodrich. The Board approved a motion to transfer responsibility for the directory from the Activities Committee to the Communications Committee. It approved payment for the cost of the new directory with funds to come from the Communications budget.

The Board scheduled a Town Hall Open Forum for October 9 at 6:00 p.m. in the Clubhouse. Topics to be discussed are maintenance of backyards along the pond and the watering of the park strips at Birdsong and 49<sup>th</sup>. An announcement of the meeting will go out with the October billing statement to be sent out next week.

The meeting was adjourned at 11:30 a.m. Next Board meeting is October 21 at 9:00 a.m.

Recorded by Renee Senior, substitute Recording Secretary  
Submitted by Virginia Walter, Board Secretary

**\*\* After the meeting was adjourned, it was learned that Washington Mutual is having financial difficulties, and has been down rated to a junk bond category. An emergency meeting of the members of the Board was called by telephone and it was decided unanimously that it would not be prudent for the Board to use Washington Mutual for its banking purposes. The Board notified Dave to seek another bank entity for Stoneybrook accounts.**