

MINUTES

STONEYBROOK VILLAGE OA BOARD MEETING, MAY 18, 2009

The meeting of the Board of Directors of Stoneybrook Villlage Owners Association was convened in the clubhouse at 9:00 a.m. by President Darrel Bibler. Directors present included Darrel Bibler, Erik Blythe, Jonathan Hayes, and Karen Stephenson. Owners present included Lee Barkley, Eleanor Carlson, Marion Hardy, George Novak, Jim & Lois Palermo, Mike & Sue Propst, Barbara Rossbacher, Jack Schubert, Virginia Walter, Charles Van de Wetering, and Gloria Wegelt. Dave Stubbs, Willamette Community Management, was also present.

Owner's Forum. An owner expressed concerns about TruGreen performance regarding weeding & mowing. An owner also noted dead shrubs on 45th. The parking issue on the curve on Hollyhock across from Orchard Cir mentioned at a previous Board meeting continues to be a concern.

Minutes. The Board *APPROVED* the minutes, for the April 21, 2009, Board meeting.

Committee Reports.

ARC. Jim Palermo reported 14 ARC requests, primarily for landscaping. Mike Propst will become chair June 1. Jim, Mike, and Dave Stubbs will do a community inspection before that. Sidewalk irregularities have been noted and will be addressed by WCM. The Board expressed their great appreciation to Jim for his long, exceptional service.

Communications. Lois Palermo visited the Lodge & SAL and delivered the new clubhouse policy. Lois outlined the Association Information publication for June. Please note that 'SAL' will replace reference to 'ALF' because the official name of the facility is 'Stoneybrook Assisted Living'.

Landscape. No report.

Garden. No report.

Pool/Clubhouse. No report.

DLS Management Report. Dave submitted a report summarizing WCM activities since the last meeting. He highlighted landscaping work with TruGreen which included a walking inspection with the Branch Manager and identifying corrective actions needed. TruGreen will also develop proposals for eliminating the weed grasses in lawns and for landscaping around the sewer covers at 49th & Country Club Dr and at the new electrical box south of the water feature. Considerable effort has gone into the research and preparation of the information presentation regarding the construction defect lawsuit settlement which will be presented at two informational, town hall meetings after this Board meeting today and again Wednesday evening.

Other Business.

The Board **APPROVED** payment to G.Christianson Construction of \$400 cost for a pool demolition estimate.

The Board **APPROVED** payment to Mike's Heating of \$372.45 for replacing the spa water pressure switch.

The Board **APPROVED** the acceptance of the \$95,000 settlement funds from the construction defect litigation.

The Board **APPROVED** moving \$20,548.55 from the settlement fund proceeds to reimburse the pond reserve deficit.

The Board **APPROVED** moving \$2,205.34 from the settlement fund to reimburse the litigation legal fund deficit.

The Board **APPROVED** the information and calculations which have been developed for the Lawsuit Settlement presentation.

Financial Reports. The Board reviewed the April financial statements and the analyses provided by WCM. Association assets were \$161,902.56 cash or equivalents plus \$6,066.64 prepaid assessments. \$94,556.46 was allocated to Reserves and \$1,780.48 remains in the litigation fund with three bills yet to pay. April income was \$20,417.65 and expenses were \$14,209.16. The Treasurer also reported that \$50,000 has been moved from Umpqua Bank to ING Direct accounts for improved interest rates and liquidity. The Board **ACCEPTED** the treasurer's reports.

The Board **APPROVED** beginning the lien process on 4900 SW Hollyhock if the account has not been paid by June 1.

Future Board meeting dates:

Regular Board meetings are scheduled for third Mondays of each month at 9:00 a.m. in the clubhouse with Owner Comments at the beginning of each meeting. Dates will be 6/15, 7/20, 8/17. Board work sessions are scheduled on Wednesday, 5/27, and Mondays 6/1 and 6/8, in preparation for the 6/15 Board meeting; they will be held at 2340 SW Peony. A Special Membership Meeting to vote on natatorium and clubhouse repair options has been scheduled for Thursday, June 4, 7:00 p.m. in the clubhouse. Announcements will be distributed after the information presentations.

Meeting adjourned at 9:45 a.m.