

STONEYBROOK VILLAGE OWNERS ASSOCIATION
Board of Directors' Meeting, Tuesday, October 16, 2007

Board Members Present: Darrel Bibler, Karen Stephenson, Virginia Walter
Ass'n Officer Present: Lynn Nordhausen
TMG Representatives: Michelle Underwood, Linda DuLong and Ayanna Monroe
Holiday Retirement Representatives: Bob Murphy and Marlena Standley
Members: Kay Novack, Jim & Lois Palermo, Milosh & Jeanne Popovich, Renee Senior,
Ray Walter and Gloria Wegelt

Call to Order: The regular board meeting was called to order at 10:05 AM by president, Karen Stephenson.

Minutes: Approved as corrected. Lynn Nordhausen is an Association Officer, not a Board Member. Pool and pond report should have ended after wording "have been ordered."

Attendee Input:

Bob Murphy presented a letter to TMG regarding his representation for Holiday Retirement, owners of the Lodge. Discussion of representation followed and an offer was made and accepted that Holiday Retirement attorneys will submit wordage to be considered to determine what needs to be done to bring about representation for the multi-family units.

Meeting Dates: A motion was adopted for the following meeting dates: Tuesday, November 13, 2007 at 9:00 AM for a regular board meeting; Tuesday, December 18, 2007 at 9:00 AM for a regular board meeting; and, Wednesday, December 19 at 2:00 PM for the Annual Meeting.

Budget Report: The Budget Committee will submit a 2008 Budget for Stoneybrook Village at the November board meeting.

Pool/ Spa and Pond – To conform to county parameters, a complete water change and chemical adjustments have been made to both the pool and spa.

A report from Full Spectrum Aquatics has been received. The company is working on problems of algae and silt. A motion by Darrel Bibler was adopted to accept their bid to empty the lower pond to remove silt and do necessary work to minimize silt problems.

The Board is requesting our insurance agent review security issues and our coverage at a Board meeting. A security system is being considered for the Clubhouse and pool that would limit access to authorized persons.

Committee Reports – The following reports were accepted:

Landscaping –

1. A motion by Darrel Bibler was adopted to add to the single-family budget provision funds for clearance pruning to city standards of trees on park strips within the public right of way abutting single-family lots. The Board made clear that the Association is not assuming any responsibility for shaping, or thinning, or root pruning of such trees.

Board of Directors' Meeting – October 16, 2007 continued

2. A motion by Virginia Walter was adopted to discontinue Association paid landscape services from the contractor on single-family lots which are not authorized by the CC&Rs, the By-laws, or Board action. TMG will notify affected lot owners in writing of the change of service. (TruGreen has expressed willingness to continue providing the services at the owner's expense.)
3. It was decided to retain the 2007 sprinkler repair policy for 2008.
4. Bark dust cost has greatly increased. This cost is to be evaluated for value received.

ARC –

1. The system is working. Guidelines and Procedures continue to be clarified.
2. Since the last report, approvals have been given for shrubbery location, a front porch rail, and a PVC back-yard fence.

Communications –

1. Committee members are Sammi Lehmann, Barbara Rossbacher, Carol Trammell, Dena Smith (ALF), Jai Adams (Lodge) and Lois Palermo.
2. Projects completed include new bookcases, disconnecting emergency pull cords connected to Lodge, new signage for use of the Clubhouse and pool phones.
3. Calendar will now list only Clubhouse events (pool classes will be posted at the pool entrance). Events will be identified as being sponsored by the Association, single-family, Lodge, ALF or a private party (individual name & residency location).
4. The new name for our e-mail listings is "E-mail Directory". It was formerly called Emergency or Urgent e-mail. The E-mail Directory will be tested by sending a reminder of the Annual Meeting to all who have signed up to be in this listing.

Garden – no report

Activities – The Homeowners' Activity Committee was thanked for their work of putting together, having printed and delivering the 2007-2008 Homeowners' Directory.

Clubhouse Policy – The revised Stoneybrook Village Owners Association Clubhouse Policy was adopted. A Pool Policy will be issued separately at a later date.

On-site – Duties to be performed by TMG part-time worker on site were outlined.

Fire Inspection – Upon inspection of our facilities by fire department personnel, several needed corrections were pointed out. Darrel Bibler will see that all corrections are made. Users of our facilities need to help by remembering to not put anything where doors will be blocked.

Management Report – ALF has responded to non-compliance report. Repair of broken Association fence is being scheduled.

Financial Report – Pond expenses are to be paid from reserve funds.

New Business – The Board intends to clarify, publish, and enforce a policy of fines for rule infractions.

The meeting was adjourned at 12:45 PM. Next meeting November 18, at 9:00 AM.

Recorded - Lois Palermo, Recording Sec'y., Submitted - Virginia Walter, Board Sec'y.