

**STONEYBROOK VILLAGE OWNERS' ASSOCIATION**  
**Board of Directors' Meeting, Wednesday, July 25, 2007**

Members present: Darrel Bibler, Karen Stephenson, Virginia Walter

Others present: Michelle Underwood (TMG), Angie Bigby (Counsel for SBVOA), Bob Murphy (Regional Director, Holiday Retirement-Lodge), Karina Nordhausen (ALF), Jim Palermo, Lois Palermo (recording secretary), Jeanne Popovich, Milosh Popovich, Barbara Rossbacher, Ray Walter, and Gloria Wegelt.

I. Call to Order: The regular board meeting was called to order at 9:05 AM by president, Karen Stephenson.

II. Minutes of June 27, 2007 were approved as published.

III. Treasurer's Report reviewed the statement status of Northwest Landscape (TruGreen). It was noted that Financials are posted on the Stoneybrook website.

IV. Homeowner Input: Barbara Rossbacher inquired about the Clubhouse parking signs that state parking is for those using the Clubhouse. Discussion followed and this matter will be addressed at another time. It was also brought to the Board's attention that vehicles (including landscapers' vehicles) should not park in a way that obstructs entrance of emergency vehicles to Stoneybrook Village.

V. Legal Counsel: Our counsel reported that Western Architecture has done a follow-up of the "June report" regarding the status of our Clubhouse and pool-house buildings. She reported that there is extensive moisture damage under the siding of the pool-house and also that window flashing has been installed incorrectly. She will request their written report for next month's Board meeting. Negotiation is being pursued. Due to attorney/client privilege, the elected Board members, the Board's agent (TMG property manager) and our attorney will meet in executive session for negotiation discussions.

VI. Management Report: (report attached to posted minutes)

Administration

1. Committees - the following committee chairs were named:

Landscape Committee – Renee Senior

Activity Committee (serves single-family homes) – Carol Trammell

Communications Committee – Lois Palermo

Garden Committee – RobinJeanne Parks

Clubhouse/Pool-house Policy Committee – Lynn Nordhausen

In addition, Jim Palermo was appointed ARC Chair by the Board, in accordance with CC&R requirements. The ARC Committee will be provided a statement of indemnification.

Financial (June Financial report attached to Secretary's copy of minutes.)

1. No delinquency reports in excess of 60 days.
2. 2006 Audit – pending

Repairs & Maintenance

1. Two proposals were received for the pond repairs. Michelle will contact Mike Goodrich regarding a contribution from Matrix. A motion by Darrel Bibler was adopted accepting Full Spectrum Aquatics' proposal for repair, maintenance and improvement of the pond.
2. A motion by Virginia Walter was adopted accepting Full Spectrum Aquatics' proposal for maintenance of our swimming pool facilities.

#### VII. Old Business

1. ALF strip/irrigation/open hole
  - a. The open hole is to be filled in by Tru Green.
  - b. There was no report or action concerning the open ALF irrigation ditch.
2. Clubhouse security and handicap access report is to be brought to the Board by TMG for the August board meeting.
3. Additional 2 acre development – no information at this time.
4. Clubhouse/Pool-house policy – no report
5. Front yard irrigation/gang timers – this issue will be addressed by the Board at a later time.

#### VIII. New Business

1. A request for a waiver to the Stoneybrook CC&R's (Article 6.1) was reviewed by the Board. After discussion, our legal counsel was asked to prepare an "opinion letter" for the Board.

The meeting was adjourned to executive committee session at 10:20 AM.

The executive committee session was adjourned at 11:00 AM. The Board Secretary has the confidential minutes of this session on file.

The open Board meeting was resumed and a report from the Garden Committee chair, RobinJeanne Parks was reviewed. It will be addressed at the August board meeting.

The Board is asking the Communication Committee to notify the homeowners who back on the pond that pond work will be commencing shortly and there will be noise and activity in the area for several weeks.

The meeting adjourned at 11:15 AM.

Recorded by Lois Palermo, Recording Secretary  
Submitted by Virginia Walter, Board Secretary

Next Board meeting - Tuesday, August 21 at 9:00 AM in the Clubhouse