

**MINUTES**  
**STONEBROOK VILLAGE OA BOARD MEETING**  
**May 10<sup>th</sup>, 2017**

The Stoneybrook Village Owners Association Board meeting was called to order by Tony Olsen at 2:05pm. Board members present included Tony Olsen, Gary Barnard, Bernie Parsons and Diane Marthaler. There were 33 owners present. Kurt Powell and Beth Powell of Willamette Community Management were also present.

**APPROVAL OF MINUTES:** The Board **ADOPTED** a motion by Bernie to approve the minutes from April 12th, 2017.

Tony Olsen announced that this special meeting was called to invite owner comments on two special subjects: Clubhouse Acoustics, and the drainage problem on the north side of the Clubhouse and the Pool. He said that no actions on these items would be taken at this meeting, but owner input was encouraged.

**Clubhouse Acoustics:** Previously, at the request of the Board of Directors, Steve Diamond of Diamond Support Services created an acoustic design for the clubhouse with the objective of minimizing unwanted reverberation in the room and improving the acoustics for people to hear better.

Owners present asked the following questions and made the following comments:

How much better sound, and ability to hear would we have with the acoustics additions?  
[Diamond Support Services said there would be a very noticeable change.]

Would the process of roof replacement affect the installation of the interior acoustic panels? [No - not at this time].

Are there other things that the association could do to improve the clubhouse before the acoustics are considered?

What kind of guarantee on the improvement does the HOA have? Does the association know how bad the situation is in order to take action? [Diamond Support Services said they would be happy to do a quantifiable study before and after the acoustic-installation.]

Does the Board have a short or long view on any other unplanned expenditures?

How would the Board pay for this? Would the association do a special assessment to catch up the retained earnings to a safer amount?

How often is the clubhouse currently used?

The activities committee shared that some owners have commented that the sound is not good and have chosen not to stay and visit in the clubhouse after functions.

One owner asked what all owners would say if you asked the full community? The owners present represent a minority of Stoneybrook.

One owner noted that he does not enjoy how it sounds when there are lots of people talking in the room.

An Owner had questions about the optimum level of retained earnings - the account from which this expenditure would be drawn.

Another owner stated that he had attended a wedding, and several other functions in the Clubhouse and never experienced any difficulty hearing.

### **Drainage on 4716 Hollyhock:**

There are currently active drainage issues behind and adjacent to 4716 Hollyhock and behind and adjacent to the clubhouse. Some of these drainage issues have been in existence for years.

Owners present asked about the need for repair of this situation, current costs, and formal identification of the problems and solutions prior to gathering bids.

The Board **ADOPTED** a motion by Bernie to hire a geotechnical engineer to review the drainage issues behind the clubhouse and present solutions for the Board to consider, and solicit bids from appropriate companies.

The Board meeting adjourned at 3:49pm.