

**MINUTES
STONEBROOK VILLAGE OA BOARD MEETING
July 11th 2018**

Diane Marthaler called the July Board of Directors meeting to order at 2:01pm. There were 9 owners present. Board members Diane Marthaler, Gary Barnard, and Mary Moore were present. Kurt and Beth Powell of Willamette Community Management were also present. Absent with notification, Tony Olsen and Gerald van Belle.

Minutes: The Board **ADOPTED** a motion to accept the minutes from June 13th 2018.

Owner Input: David Stewart noted that there are a few yards where the irrigation system is not working. He asked the Board to contact owners requiring a green lawn during the summertime.

David Stewart asked for a schedule of edging. Hard edging is set to happen next week. Soft edging is supposed to happen the week after. If owners note that their lawn is not edged following these weeks, they need to contact the association so that enforcement action can be taken on this matter.

Preparedness Committee (Steve Napack): Diane Marthaler summarized the report for the committee.

Tree Committee (Logan Norris): Diane Marthaler summarized the report for the committee.

Welcome Committee (Susan Hayes): No report for this month.

Clubhouse/Activities Committee (Kathleen Petrucela): Diane summarized the report for the committee. The Board **ADOPTED** a motion to add Liz Bunker to the committee. The Board **ADOPTED** a motion for the committee to get bids to paint the inside of the clubhouse. WCM will get bids to protect the panels during the painting. The Board **ADOPTED** a motion to get an estimate for media/sound in the clubhouse and spend up to \$400 for the estimate.

ARC (Sheila Coxon): Sheila summarized the report.

The Board **ADOPTED** a motion to consider the landscape demonstration project complete and ready for review by the ARC.

The Board requested a technical spec for tree wells next to the pond from the ARC. The Board **ADOPTED** a motion to have these specifications created by Gaia Contracting sent out for bid.

The ARC noted some non-compliance that occurred last month.

Pond Committee (Sheila Coxon): Sheila summarized the written report for the pond. The Board **ADOPTED** a motion to appoint Paula Jolliff to the pond committee and to have the signs re-made for the pond.

Pool Committee (Barbara Rossbacher): Diane summarized the pool report for the committee.

Community Garden Committee: (Robinjeanne Parks): Nothing to report at this time.

Treasurer's Report (Diane Marthaler):

Operating Cash Account:	\$ 91,667.55
Prepaid Assessments:	\$ -30,842.37
Total Reserve Accounts:	\$ 362,924.92
Total Assets:	\$ 429,115.10

Adopted

There are 5 owners assessments are overdue. All were assessed fines and interest. Total assessments overdue are \$608.43.

		Month To Date	
	Operating	Reserves	Total
Total Income	\$ 20,284.95	\$ 4,773.05	\$ 25,058.00
Total Expenses	\$ 21,262.01	\$ 5,244.64	\$ 26,506.65
Net Income	\$ -977.06	\$ -471.59	\$ -1,448.65

WCM Report (Kurt Powell): WCM summarized a report for landscaping for the Board.

Edging: Hard Edging will be happening next week. Soft edging will happen the week after.

Re-Seeding: Re-seeding is complete at this time. Owners should contact WCM if the seed has not germinated on their property.

Invasive Grass Treatment: When the weather cools, the next round of invasive grass treatment will take place. Hopefully that will be later this month.

Irrigation: All zones have been reviewed again at Stoneybrook. NLS has written notes for areas for improvement where shrubs are blocking spray heads and will pass these along to WCM. Not all of the root bound heads have been repaired but will be complete by the end of next week.

Tree Pruning: NLS is beginning tree pruning after every shift starting in the north (phase 1) section of the community starting next week. It will take them a month or so to get through the community.

Cranefly: NLS gave a proposal of \$680 to treat all turf for cranefly in the spring and \$680 to treat all turf for cranefly in the fall. The Board **ADOPTED** a motion to accept these bids and have the cranefly treatment completed this fall for all homes in Stoneybrook.

Pool Deck Repair: WCM is gathering quotes to replace the pool deck around the hot tub and pool to review at the next meeting. Most vendors are not able to do anything until mid fall.

Pool Stall Door Handles: The pool stall door handles are in need of replacement. Bashful Bobs will be replacing the handles in the coming weeks.

Hot Tub Timers: The hot tub timers for the air and jets are being repaired by MW Electric as well with push button controls.

Barkdust: The Board reviewed the topic of barkdust in the community. The Board **ADOPTED** a motion to gather a quote to install larger barkdust in the homes and common areas.

Old Business: The Board reviewed a vehicle parking policy but did not discuss as the resolution needed additional work to comply with Oregon law due to WCM input prior to the Board meeting.

Rats in the Association: An owner contacted the association regarding rats in their home. The Board wishes to share that rats are attracted to outdoor pet food, trash, and bird feeders. Exterminators may be willing to perform an inspection at little or no cost.

The meeting adjourned at 4:06pm.