

**MINUTES**  
**STONEBROOK VILLAGE OA BOARD MEETING**  
**September 12th 2018**

Tony Olsen called the September Board of Directors meeting to order for the Stoneybrook Village Owners Association on September 12th 2018. Board members Diane Marthaler, Tony Olsen, Gerald van Belle, Gary Barnard, and Mary Moore were present. There were 20 owners present. Kurt Powell of Willamette Community Management was present.

**Owner Comments:** Susan Hayes asked for clarification on the RV parking rule topic: Why do we need a rule for the covenant and why was it brought up. The Board desired to change the enforcement policy to handle intermittent covenant violations. An RV parked on the street in violation of the covenants initially brought the topic to the Board's attention. (Initial discussion recorded in the June 2018 minutes of the meeting of the Board). A lodge resident routinely parks in a handicapped space associated with the clubhouse. WCM will remind the Lodge of their obligations on parking at the clubhouse. Susan Hayes also noted that there was a celebration of life in August that was publicly announced (which is against the current policy). She recommends that the form have a specific sentence asking for acknowledgement on the necessity of private invitation for the clubhouse.

RobinJeanne Parks noted that the garbage containers on the Taft property are sitting next to the garage because the garage door broke. The owners are working on having someone come back to repair the door on the 20th.

Heather Folts reported that there was a stuck sprinkler head in common area tract K that remained broken for a few weeks prior to repair. WCM summarized the communications between the owner, WCM, and NLS for this issue for the Board and those owners present. The Board **ADOPTED** a motion to have WCM review this situation in detail and give the contractor a warning.

**Committee Reports:**

**Activities Committee (Kathleen Petrucela):** Kathleen summarized the report for the committee and the clubhouse survey as well.

The committee requested to relocate the pool table into the small meeting room. The Board **ADOPTED** a motion by Gary Barnard to relocate the pool table into the small meeting room.

The committee requested to install an audio visual system into the clubhouse and the cost be put into next year's budget as a line item. The cost will be around \$30,000. The Board **ADOPTED** a motion to tentatively add \$35,000 into the budget for 2019 (but the amount could be removed from the final budget) and to request Diamond Support Services to make a presentation to the Board.

**ARC (Sheila Coxon):** Sheila summarized the report for the ARC.

**Pond (Sheila Coxon):** Sheila summarized the report for the pond. The Pond Committee requested to spend money to replace a tree at the pond area and to prune trees. The Board **ADOPTED** a motion to replace the tree and prune the other trees as requested by the committee.

Adopted

The Pond Committee requested to add three homes to an easement for the pond. The Board **ADOPTED** a motion to have the existing easement modified to add the three homes to the easement for the pond.

**Pool Committee (Barbara Rossbacher):** Gary Barnard summarized the pool report for the committee.

**Community Garden Committee (RobinJeanne Parks):** RobinJeanne Parks summarized the report for the committee and proposed to re-surface the pathways for the garden at an estimated cost of \$1800. The Board **ADOPTED** a motion to spend the reserve monies on this item.

**Preparedness Committee (Steve Napack):** Tony Olsen summarized the report for the committee. The Board **ADOPTED** a motion to add Hugh Moore and Marj Cannon as team leaders for 4x4 drivers. The Board **ADOPTED** a motion to add Danny Kugler as a team leader for Emergency Snow Shovelers as well as a member of the Assess and Assist Response Team.

**Tree Committee (Logan Norris):** Logan Norris summarized the report for the committee. The city confirmed that there are no heritage trees in Stoneybrook. The committee is working to identify trees that were part of the development plan for Stoneybrook.

**Welcome Committee (Susan Hayes):** Susan summarized her report for the committee.

**Treasurer's Report (Diane Marthaler):**

Operating Cash Account:	\$ 77,824.88
Prepaid Assessments:	\$ -20,051.31
Total Reserve Accounts:	\$ 373,417.77
Total Assets:	\$ 435,005.34

	Month To Date		
	Operating	Reserves	Total
Total Income	\$ 20,966.82	\$ 4,913.48	\$ 25,880.30
Total Expenses	\$ 22,926.28	\$ 5,193.89	\$ 28,120.17
Net Income	\$ -1,959.46	\$ -280.41	\$ -2,239.87

**WCM Report (Kurt Powell):**

Cornerstone has not completed the fence washing at Stoneybrook. WCM will follow up with Cornerstone to have them complete the work.

WCM was informed that the owner, Mr. Sanders, of the RS 12 lot has the irrigation zones connected to a Stoneybrook timer. The Board **ADOPTED** a motion to ask Mr. Sanders to take his irrigation zones off the timer and add another timer.

The Board **ADOPTED** a motion to hold off on the barkdust until the leaves are raked up and the pre-emergent is put down in the shrub beds.

WCM has completed a reserve study update for the Board for 2019.

WCM gave the Board quotes from various vendors for replacing the deck surface around the pool, quotes for renovating tree wells in the community, and changing out the St John's Wort on 49th and Country Club to grass. The Board **ADOPTED** a motion by Tony to not schedule any tree well work for park strips in the community.

NLS has completed re-seeding in the community.

ARMOR is working to keep the sand out of the spa. They most recently changed out the multi-port valve for the spa.

**Recreational Vehicle (financial penalties enforcement) Policy:** Diane Marthaler is working on a revision to the financial penalties/enforcement policy that covers intermittent enforcement items such as RV Enforcement, excess noise, etc.

**New Business:**

**Letter from Dr. Melvin Greenblatt:** The owner raised questions about the RS-12 lot and suggested that the association look into the idea of purchasing the lot. WCM will contact Dr. Greenblatt about the infeasibility of the proposal.

**Date of the Annual Meeting:** The date of the annual meeting is set to be December 6th at 3pm in the clubhouse.

**Village Shrub Garden Draft Report:** The village shrub bed garden group of owners submitted a draft for the Board to review. The Board took no action on this topic.

**Request for Clubhouse Use:** The Board **DENIED** a request for clubhouse use for an employee from the Lodge.

The meeting adjourned at 4:40 pm.