

MINUTES
STONEYBROOK VILLAGE OA BOARD MEETING
December 12th 2018

Mary Moore called the monthly Board of Directors meeting to order for the Stoneybrook Village Owners Association on December 12th 2018 at 2:00pm. Board members Diane Marthaler, David Stewart, Mary Moore, and Gerald van Belle were present. There were 7 owners present. Kurt and Beth Powell of Willamette Community Management were present.

Board Appointments: The Board **APPOINTED** Mary Moore as President, Diane Marthaler as Treasurer, and Gerald van Belle as Secretary.

Owner Input:

Minutes: The Board **ADOPTED** a motion to accept the minutes from November 14th 2018.

Election of Board Members: The Board **ADOPTED** a motion to appoint Chris Matthews to the vacant position on the Board of Directors.

Committee Reports:

Pond Committee (Sheila Coxon): Sheila submitted and summarized the written report to the Board of Directors.

Pool Committee (Barbara Rossbacher): Mary read the report for the pool committee.

Community Garden Committee (RobinJeanne Parks): RobinJeanne did not submit a report. A sign in sheet for 2019 will be posted in January.

Preparedness Committee (Steve Napack): Mary summarized the written report for the committee.

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

The Board **ADOPTED** a motion to have Buena Vista Arbor Care see if the trees owned by the lodge on the east side of the clubhouse in the park strip right of way are a "hazard" to life or property. The ARC and Board has authorized the tree committee to remove the trees in the front of the clubhouse that belong to the association.

Welcome Committee (Susan Hayes): Mary summarized the report for the Welcome committee. The Board **ADOPTED** a motion to appoint Becky Plum and Erika Schoell to the committee.

Activities /Clubhouse Committee (Kathleen Petrucela): Diane summarized the report for the committee. The Board **ADOPTED** a motion to remove Maggie Jackson and Debbie Griesmeyer from the committee and appoint Marcia Solomon to the committee.

ARC (David Stewart and Clark Williams): David summarized the report for the committee.

Treasurer Report (Diane Marthaler):

Operating Cash Account:	\$ 70,367.86
Prepaid Assessments:	\$ -14,473.26

Adopted

Total Reserve Accounts: \$ 388,763.38
 Total Assets: \$ 442,139.98

	Month To Date		
	Operating	Reserves	Total
Total Income	\$ 20,773.77	\$ 4,874.00	\$ 25,647.77
Total Expenses	\$ 23,770.46	\$ 55,035.75	\$ 28,806.21
Net Income	\$ -2,996.69	\$ -161.75	\$ -3,158.44

WCM Report (Kurt Powell):

ARMOR Contract 2019: The Board **ADOPTED** a motion to hire ARMOR Contracting on a month to month basis and review the contract again following installation of the new pool controller.

NLS Contract: The Board **ADOPTED** a motion to include twice yearly crane fly for all homes and common areas in the 2019 landscape contract but not to include lime, mowing the St Johns Wort, or straightening and raising heads in the 2019 landscape contract.

NLS Snow Removal Proposal: The Board **ADOPTED** a motion to send out information for snow removal by Northwest Landscape Services to owners as one option for snow removal during the winter should they be interested.

NLS Lime Work in the Community: WCM reported that owners have submitted complaints and reports to WCM noting that their lawns did not get a full treatment of lime. The Board **ADOPTED** a motion to ask NLS to provide a report on lime application and ask how many pounds were used in the application prior to having WCM pay the bill.

Pool Controller Replacement: The Board **ADOPTED** a motion to purchase the prominent pool equipment for the pools at an expedited service to be installed by the time of the Benton County inspection.

Hot Tub Repair: The Board **ADOPTED** a motion to get a second opinion on the residual sand showing up in hot tub.

New Business:

Date and Time of Board meetings. The meetings will continue on the second Wed at 2pm.

Special Board meeting to discuss the budget structure: The Board **ADOPTED** a motion to discuss investment of reserves, the balance sheet, and financial strategies moving forward. The Board **ADOPTED** a motion to have a Board meeting on January 3rd at 2pm in the clubhouse.

The meeting adjourned at 3:09pm.