

**MINUTES**  
**STONEYBROOK VILLAGE OA BOARD MEETING**  
**April 10<sup>th</sup> 2019**

President Mary Moore called the monthly Board of Directors meeting to order for the Stoneybrook Village Owners Association on March 13, 2019 at 2:00pm. Board members Diane Marthaler, Gerald van Belle, and David Stewart were present. Absent with notification, Christopher Moore. There were 14 owners present. Kurt and Beth Powell of Willamette Community Management were absent with notification.

**Owner Input:** Three owners made comments.

1. Owner expressed appreciation for explanation of voting and dues in the Association News for April.
2. Appreciation was expressed for the excellent painting job.
3. There was a request to make sure that when the new AV system is installed that there be opportunity to register for its us.

**Minutes:** The Board **ADOPTED** a motion to accept the minutes from March 13<sup>th</sup>, 2019 as presented.

**Committee Reports:**

**Preparedness Committee (Steve Napack):** No report.

**Tree Committee (Logan Norris):** Nothing to report.

**Welcome Committee (Susan Hayes):** Nothing to report.

**Activities /Clubhouse Committee (Kathleen Petrucela):** Kathleen summarized the report. Several action items were presented. See below.

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

**Pond Committee (Sheila Coxon):** Sheila Coxon summarized the written report for the committee. As reported previously the north pond will be dredged this year by Gaia Landscape. A discussion will be held at the next board meeting regarding the cost/benefit of the bullfrog containment policy.

**Community Garden Committee (RobinJeanne Parks):** RobinJean Parks reported on the garden use.

**Pool Committee (Barbara Rossbacher):** David Stewart summarized the status of the pool. A meeting with Kurt Powell, Pool Committee and Armor will be arranged discuss cleaning issues.

**Treasurer Report (Diane Marthaler):**

Operating Cash Account:	\$ 64,167.62
Prepaid Assessments:	\$ -34,158.49
Total Reserve Accounts:	\$ 353,770.08
Total Assets:	\$ 392,742.62

There are 7 owners assessments are overdue. All were assessed fines and interest. Total assessments overdue are **\$408.14**.

	Month To Date	
Operating	Reserves	Total

Adopted

Total Income	\$ 20,270.20	\$ 4,877.34	\$ 25,147.54
Total Expenses	\$ 31,159.09	\$ 5,139.64	\$ 36,298.73
Net Income	\$ -10,888.89	\$ -262.30	\$ -11,151.19

**WCM Report (Kurt Powell):** A written report was submitted in absence of Kurt Powell (due to flooding of highway).

Board approved a motion to authorize Willamette Community Management to take action to address lack of maintenance by Assisted Living/Lodge. A specific process was defined (see WCM report).

Board approved a motion to install a light in front of the pool house at an estimated cost of \$3000. Money to come from the Common Area budget.

The Board approved a motion that Kurt Powell resurrect a proposal for bypassing ballasts in the clubhouse to improve lighting.

WCM will be asked to investigate state rules regarding the requirement for an AED device in the building.

The Board adopted a motion to have the fire extinguisher placed in a wall recess.

WCM will be asked to investigate responsibility about standing water in areas adjacent to a home owner.

A home owner presented a proposal for reorganizing the front page of the website. The Board adopted a motion to discuss comparison of the existing website with the proposed website.

**Old Business:** None

**New Business:**

1. Motion made to remove all signs in front of the Club House be removed. Motion seconded and approved.
2. The Board adopted a motion to change the clubhouse policy to allow public notice of a memorial service/celebration of life event.
3. The Board adopted a motion to add modify the Section A of the dues paying document as follows with addition as underlined and italicized.  
"A. Any assessment not paid within **30 days** of its due date will be charged a LATE FEE in an amount equal to \$10.00 for each unpaid assessment. *A "tickler" will be sent to the owner 15 days after the due date if payment has not been received.*"

**Clubhouse/Activities Action Requests:**

1. Approval for installing new flooring. Approved
2. Board clarification for communication with community. Board asked for more detail. There is the problem of information overload.
3. Bulletin board approval.
4. Board approved sale of organ.

The meeting adjourned at 3:46pm.