

MINUTES
STONEBROOK VILLAGE OA BOARD MEETING
June 8, 2016

Tony Olsen, the President of the Board of Directors, called the meeting of the Board of Directors of the Stoneybrook Village Owners Association to order at 2:00pm. Board members Tony Olsen, Diane Marthaler, Mike Propst, and Kendall Clapper were present. There were approximately 20 owners present. Kurt Powell, Willamette Community Management, was not able to attend.

APPROVAL OF MINUTES: The Board **ADOPTED** a motion made by Mike to approve the May 2016 minutes with correction from Welcome committee that it is “mobile phone” and not “Alternate phone” that will appear in the directory.

OWNER INPUT: Owner noted that RS12 mowing of lot did not pick up the tall grass clippings leaving a potential fire hazard. That is consistent with past mowing and with City of Corvallis. Owner noted that outside lights on Clubhouse and pool buildings do not work and suggested that they be replaced with LED lights. Board had decided previously not to replace lights. Lodge noted that visitors to the lodge are now parking in street in front of the north entrance to the lodge. This blocks the sign and makes street very narrow. Lodge was encouraged to make it known to visitors and staff who work with residents not to park in that location. A new owner stated that they were pleased with how Willamette Community Management staff, the ARC committee and the Landscape Committee responded to their requests.

COMMITTEE REPORTS:

Committee reports submitted to the Board are available on the SVOA web page (<http://www.svoa-covallis.org/>).

Community Garden Committee: (Robinjeane Parks) Robinjeane noted that the garden path had been weeded by NLS and the seeds remained in the path with expectation that they will produce more weeds. Committee would like more to be done to control the weeds.

Pool Committee: (Richard Miller) Nothing to report.

Pond Committee: (Sheila Coxon) Sheila submitted a written report to the Board.

Preparedness Committee: (Steve Napack) No report.

Rules and Regulation Committee: (Steve Napack) No report.

Tree Committee (Logan Norris): Logan submitted a written report to the Board. Committee asked the Board to approve a policy on pruning common area trees that extend into private home property. Board will address the policy at the July Board meeting.

Welcome Committee: (Susan Hayes) Nothing to report.

Activity Committee: (Dave Horning) Report is the Happenings. It was noted that the Lodge was having a social dinner at 5pm and encouraged owners to come.

ARC Committee: (Sheila Coxon)Sheila submitted a written report to the Board. Committee asked that the Board approve the addition of Bob Lackey to the committee. The Board **ADOPTED** a motion to appoint Robert Lackey to the committee.

Landscape Committee: (Barbara Bowns) The Committee submitted a written report to the Board of Directors. The design for the drip irrigation is completed and bids for implementing the design have been received. The bid covers Common Area irrigation repair along Stoneybrook Street, Country Club Drive and 49th Street. It replaces the current drip irrigation system. The Board **ADOPTED** a motion to appoint Becky Plum and Vicky Cropley to the committee.

FINANCIAL REPORT: (Diane Marthaler)

Financial Status as of May 31st:

Operating Cash Account:	\$149,089.59
Prepaid Assessments:	\$ 18,696.65
Total Reserve Accounts:	\$300,329.66
Total Assets:	\$433,367.36

There are 8 owners assessments are overdue. All were assessed fines and interest. Total assessments overdue are \$2,301.98

May 1, 2016 to May 31, 2016

	Operating	Reserves	Total
Total Income	\$ 19,752.22	\$ 4,880.26	\$ 24,632.48
Total Expenses	\$ 19,086.32	\$ 4,782.65	\$ 23,868.97
Net Income	\$ 665.90	\$ 97.61	\$ 763.51

WCM REPORT: (Kurt Powell, Willamette Community Management).

Vinyl Fence Cleaning:Bids were requested from five companies for hand washing and hosing off fence. When final bids are they will be presented to the Board

Landscape Addendum Approval - NLS has agreed to sign the contract addendum created by the Board at the last meeting at no additional cost to the contract.

Where do the downspout drains go on the clubhouse/poolhouse? WCM hired ED Hughes to utilize dye tablets and a hose down the downspouts to determine where these drains go. They'll check soil and adjacent man holes as well and watch for the dye. WCM will follow up with the landscape committee on their findings.

Floating South Fountain:Gaia Landscape just called to say the floating fountain pump is dead and needs replacement. The total cost of the replacement is \$1500. You've budgeted \$2124 in the reserves for this category for replacing the fountain - so you have enough to get it going. Need Board approval to move forward with the repair. The Board **Adopted** a motion to have Gaia replace the Fountain for \$1500.

Pool Women's Room Circulation:WCM has an appointment to review this with a technician from Mike's Heating in the coming weeks.

Age Verification Forms:This fall, it will be time again to have owners confirm the information on file for age verification. Yes, it's been two years since we've done this last. Yes, it's still required to do by the federal government. Watch for the form in the fall mailing.

RS-12 opinion:This opinion isn't done. This has been in the hands of the lawyers at Vial Fotheringham for about two months now. If we don't get a response by the end of next week, WCM might suggest pulling out and finding another lawyer to do the work or requesting a discount on the work.

NEW BUSINESS:

Irrigation System Repair: WCM requested bids from eight contractors and only received one bid. The Board **Approved** the bid of \$44,752 by B. Johnson Turf & Irrigation Co. for Common Area irrigation repair along Stoneybrook Street, Country Club Drive and 49th Street.

ADJOURNMENT: The Board meeting adjourned at 3:05 pm.