

Minutes
Stoneybrook Village Owners Association (SVOA)
March 19, 2024

Draft #1

President, Tony Olsen, Called the meeting to order at 10:AM in the clubhouse. Other Board members present were Steve Scheibel, Debbie Killeen, and Carole Gutbrod. 19 owners were in attendance.

Approval of Minutes: The February 20, 2024 minutes were approved and are available on the website. Owners are reminded that assessments are due on the 1st of each month.

February 2024 Report:

- Dave Young resigned from the Board effective February 24, 2024. He was thanked for his service.
- The Evaluation Committee, led by Dave Young, continues to interview and research HOA management companies that meet our criteria. They hope to have a recommendation for the Board by April.
- An interim contract with Fleming Properties has been signed and is in operation.
- Old files are being sorted and refiled. ARC files will be saved for the past 4-6 years.
- The subject of a new credit/debit card system for assessment payments was discussed and tabled. The Board **approved** not pursuing this option presently.
- See website (and attachment below) for Home Grown Gardens Monthly Report of Completed and Current Landscape Services.

Committee Membership Changes: The Board **approved** the addition of Mike Nove to the ARC, Gary Johns to the Garden Committee, and Cliff Feldman to the Pool Committee. Richard Schramm resigned from ARC. Nora Segrestan resigned from the Garden Committee. Both were thanked for their service.

New Business:

- Removal of a dead juniper near 4691 HHC by HomeGrown Gardens (HGG) was discussed. Carole will follow up with HGG and CPC to satisfy ARC requirements.
- Tony reported on the Key Card System and need for updating. He received a quote from Synergy Security Services for this purpose. The Board **approved** having the system updated by Synergy at a cost of \$2,482 plus an additional monthly fee of \$20. to maintain it. Additional key pad hardware for the clubhouse and pool house doors would total \$700. Tony will contact all owners to confirm their current cards and make a file of card numbers.

- The Board **approved** the formation of the RS-12 ad hoc committee to investigate and report facts to SVOA Board regarding ownership, sale or development of Parcel 5, PARTITION PLAT NO. 2005-35, City of Corvallis, Benton County, Oregon.
- The Board **approved** two new Landscape Opt/out Forms which will be available in print and on the SVOA website.
- The Board **approved** Keith Laxton (BNAC reviewed to ensure he was owner in good standing) as the 5th Board member.

Committee Reports: All committees reported and copies are on the website.

Owner Input

Meeting was adjourned at 11:33AM

Minutes prepared by Carole Gutbrod, SVOA Secretary

Home Grown Gardens Monthly Report

Completed February 2024

- Leaf removal
- Winter pruning cycle
- Hypericum mowing along 49th St.
- Mow and edge as possible as weather allows
- Pre-emergent applied to landscape beds

March 2024

- Mow and edge as possible
- Lawn fertilization
- Moss control in turf
- Broadleaf weed treatment in turf
- Shrub bed fertilization
- Irrigation system turned on by April 1