

**MINUTES  
STONEBROOK VILLAGE OWNERS ASSOCIATION (SVOA)  
BOARD OF DIRECTORS MEETING  
April 14, 2021**

President Marj Cannon called the meeting to order via Zoom at 2:00 PM. Other board members present were Jane Lackey, Tony Olsen, Suzy Pelican (secretary), and Larry Plum (treasurer). Kurt Powell and Jon Eick of Willamette Community Management (WCM) attended. Approximately 14 owners also were present.

**Introductions** were made of individuals on the call.

**Approval of Minutes** — The minutes from the board meeting on March 10, 2021, were approved as circulated.

**Treasurer's Report** — The board accepted the report for March 2021. It will be posted on the website.

**Committee Reports/Updates** — These were received by board members and will be posted on the website.

**Willamette Community Management Report** — Kurt Powell provided WCM's monthly update.

**Old Business**

• *Pond Equipment Replacements*

- The board **adopted** this motion by Suzy: Approve \$4300 to be spent on two centrifugal pumps for the main waterfall and a new north pond floating fountain water sprayer. The board authorizes WCM to contract with Gaia to do this work.

• *Repair of Hazardous Sidewalks*

- The board **adopted** this motion by Marj: WCM contacts our attorney to review the questions and answers from our insurance agent regarding SVOA liability for sidewalk repairs.

• *Rodent Control*

- The board **adopted** this motion by Larry: Expand the Good Earth Pest Company contract to cover additional rodent baiting in all common areas up to \$195 per month.

• *Common Property Committee*

- The board **adopted** this motion by Tony: Approve the Common Property Committee members as being Barbara Bowns, Gerald van Belle, Lyn Martin, Bill Edmonds, and Gary Jolliff, and accept the charter as written and circulated to the board members.

• *Replacement of Pool Dectron and Furnace*

- The board **adopted** this motion by Marj: The board requests that the Common Property Committee meet with Mike's Heating to discuss and develop a recommendation to the board regarding replacement of the Dectron and the poolhouse furnace.

## **New Business**

- *Board Content on the Website*
  - The board **adopted** this motion by Suzy: The board authorizes up to \$600 to cover the additional time needed by WCM to modify existing SVOA website content as part of redesigning the website. If more time is needed, WCM will come back to the board.
  
- *Committee Guidelines*
  - The board **adopted** this motion by Suzy: The board accepts the draft SVOA Resolution for Committee Procedures, with revisions noted during this meeting, This second draft will be uploaded to the SVOA website and sent to owners for review, with additional discussion at a working board meeting at a date and time to be determined.
  
- *Committee Requests for Funds Protocols*
  - The board **adopted** this motion by Jane: Accept the draft Protocols for Committee Requests for Funds from Reserve Accounts and from Operating Accounts, with changes made on 4/14/21, and have the drafts uploaded to the website and sent to owners for their review, with additional discussion at a working board meeting at a date and time to be determined.

## **Committee Member Resignations**

- The board **adopted** this motion by Marj: Accept the resignation of Erika Schoell from the Welcome Committee, with our gratitude for her service.
  
- The board **adopted** this motion by Marj: Accept the resignation of Carol Rice from the Clubhouse/ Activities Committee, with our gratitude for her service.

## **Owner Input**

- One asked about the sign survey results.
- One reported repeated episodes of children throwing rocks in the pond.
- One expressed concern about the native species garden.

**Adjourn** — The meeting adjourned at 4:03 PM.

## **Next meetings:**

- *Special meeting* to discuss draft committee procedures and protocols for requesting funds:  
10:00 AM, April 27, 2021
  
- *Next regular board meeting*: 2:00 PM, May 12, 2021

Minutes prepared by Suzy Pelican, SVOA secretary, and Kurt Powell, Willamette Community Manager

Approved 5/12/21