

**MINUTES  
STONEYBROOK VILLAGE OWNERS ASSOCIATION (SVOA)  
BOARD OF DIRECTORS MEETING  
June 9, 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 17 owners also were present.

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

**Approval of Minutes** — The minutes from the board meeting on May 12, 2021, were approved as circulated.

**Treasurer's Report** — The board accepted the report for May 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** from Kurt Powell:

- WCM continues to update the website per committee direction. The committees are almost finished with changes, so I expect that the project will be completed by next month.
- WCM has worked with Gaia and Home Grown Gardens (HGG) to confirm responsibility of the park strip on the south end of the pond.
  - The board **adopted** this motion by Marj: Add responsibility for the south park strip in Common Area B, Phase 1, to Gaia's contract and billed at an additional cost of \$55 per month. WCM will give the board additional detail on this topic at the next meeting.
- Home Grown Gardens failed to open a backflow device on Hollyhock just south of the bus stop next to 4803 Hollyhock. This caused dry areas on 49th and in the pond area. They have corrected this mistake. Additionally, HGG has requested to have a separate irrigation timer installed so that Gaia and Home Grown Gardens don't share a controller behind the Stoneybrook Street monument sign. WCM has requested a quote for this work.
- The irrigation timer located in the pump room of the pool house controls the irrigation around the clubhouse. The timer broke a few weeks back and the landscaper had to schedule with an electrician to have the irrigation timer replaced because it was hardwired into the wall. This has been corrected and the irrigation has begun again.

**Old Business**

- *Update on Covid Requirements for Stoneybrook*
  - The board **adopted** this motion by Marj: Residents and guests who wish to enter the clubhouse without a mask for meetings and events are required to register their vaccination record with WCM in order to use the building without wearing masks.
- *Sign Survey Update*
  - The board **adopted** this motion by Suzy: Suzy and Jane will initiate a first draft of a new yard sign resolution with the parameters being a limit of two signs (election or non-election), a 30-day limit for any single- or two-sign display, and a 90-day waiting period between any sign display. As always, for sale and lease signs and security system signs will be exempt from any restrictions. Suzy and Jane will circulate the draft to the board for discussion at a future board meeting and possible review by the lawyer. *Jane, Larry, and Suzy voted in favor of the motion; Marj and Tony voted against the motion.*

- *Architectural Review Committee (ARC)*

- *WCM notification of actions*

- The board **adopted** this motion by Marj: Ask that WCM notify all owners who have submitted ARC applications and completions regarding board action on those documents and file paperwork in the owner files.

- *ARC applications*

- The board **adopted** this motion by Marj: Approve the application at 4811 SW Hollyhock for removal of bark from front west edge of driveway and replacement with river rock and two boulders. Existing spruce and heather shrubs will remain in place. The board requests that the owner provide a completion form once work is finished.
- The board **adopted** this motion by Marj: Approve the application at 4898 SW Hollyhock for staining backyard cedar screens with the original stain, Behr 152. The board requests that the owner provide a completion form once work is finished.
- The board **adopted** this motion by Marj: Approve the architectural request for change form submitted for 4691 SW Hollyhock. The board requests that the owner provide a completion form once work is finished.

- *ARC completions*

- The board **adopted** this motion by Marj: Approve completion of 4774 Birdsong for east front yard landscape project.
- The board **adopted** this motion by Marj: Approve completion of installation of hand railings in the community garden.

- *Appointment of ARC members*

- The board **adopted** this motion by Marj: Appoint the following as committee members to the ARC, effective July 1, 2021: Roberta Crews, Bill Dannenbring, Bob Lackey, Terry Tallis, and Joanna Wilson. An orientation meeting will be scheduled prior to their first meeting to be facilitated by Kurt Powell of WCM and attended by Tony Olsen and Marj Cannon.

- *ARC Request for Change Form*

- The board **adopted** this motion by Marj: Accept the revised ARC Request for Change Form as circulated to board members, after adding this notation to the bottom: Approved by SVOA Board June 9, 2021. The board requests that WCM replace the form on the website and in the clubhouse foyer.

## **New Business**

- *Website Committee Recommendations*

- The board **adopted** this motion by Tony: Approve Lemon Twist's contract as circulated to the board on June 5, 2021.

- *Appointment of Garden Committee Member*

- The board **adopted** this motion by Jane: Accept the nomination of Dave Young as a member of the Garden Committee.

## **Owner Input**

- One owner asked about board approval related to separating irrigation controls for the pond.

**Adjourn** — The meeting adjourned at 3:50 PM.

**Next regular board meeting:** 2:00 PM, July 14, 2021

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