

**MINUTES
STONEBROOK VILLAGE OWNERS ASSOCIATION (SVOA)
BOARD OF DIRECTORS MEETING**

March 9, 2022

President Tony Olsen called the meeting to order via Zoom at 2:02 PM. Other Board members present were Carole Gutbrod, Suzy Pelican (secretary), and Steve Scheibel. Kurt Powell and Jason Peter of Willamette Community Management (WCM) attended. Approximately 22 owners also attended.

Approval of Minutes — The minutes from the Board meeting on February 9, 2022, were approved as circulated, and the final version will be posted on the website.

Treasurer's Report — The Board accepted the report, which is posted on the website.

Committee Chair Reports — These were received by Board members and already are or will be posted on the website.

Willamette Community Management Report delivered by Kurt:

- WCM reported that it had not yet sent out the final version of the Opt Out Preference Change form to owners to give them an option to opt out or opt in to pruning in Stoneybrook.
 - The Board **adopted** this motion by Suzy: Approve the landscape opt-out form as circulated on January 14, 2022, with the first date being changed to March 31 and without designating the year associated with either date.
- Sidewalk grinding is complete on the common areas as noted in previous reports.
- There is a broken window on the clubhouse. Smith Glass has inspected the window, ordered a replacement, and will have the new window installed in a few weeks.
- Home Grown Gardens has begun the process to set up irrigation systems in the community at Stoneybrook and thus will start activating systems for this purpose.
- The recently ordered pool and spa sensors are installed and working well.

Old Business

- *New Board member status*
 - The Board **adopted** this motion by Tony: Approve Dave Young as a member of the Board, completing the remainder of a term that will end December 2022.

- *Home Grown Gardens contract addendum*
 - The Board **adopted** this motion by Suzy: Approve the Home Grown Gardens contract addendum circulated to the Board on March 2, 2022.
- *Clubhouse chair storage*
 - The Board **adopted** this motion by Tony: Request that WCM purchase from reserve funds two half-racks to replace one of the current racks, with a maximum cost of \$1,500, which is option 2B from the February 2022 Common Property Committee report; and to sell the current rack.

New Business

- *Bark mulch bid*
 - The Board **adopted** this motion by Carole: Contract with Lane Forest Products to deliver and blow on 2 inches of hemlock mulch in the common area and single family yards as per their estimate dated 2/10/22.
- *Request from potential homeowner for exemption from 55+ rule*
 - The Board **adopted** this motion by Tony: Not grant a waiver for the 55+ requirement request submitted to the Board by e-mail on March 7, 2022. Carole, Tony, Suzy, and Dave voted in favor of the motion; Steve voted against the motion.
- *South pond landscape renovation*
 - The Board **adopted** this motion by Suzy: Approve the south pond landscape renovation detailed in GAIA's 2/15/22 estimate, with attachments. The cost of \$9,166 will be paid from the Grounds/ Landscape Reserve Account.
- *Committee membership change*
 - The Board **adopted** this motion by Steve: Approve membership of Cecile Dolan to the Architectural Review Committee (ARC).

Owner Input

- One owner asked to meet WCM's Jason Peter, who introduced himself.
- One owner inquired about in-person Board meetings going forward.
- One owner asked about trying to reserve Clubhouse parking spots during Board meetings for community members with mobility challenges.

Adjourn — The meeting adjourned at 4:04 PM.

Next Regular Board Meeting: 2:00 PM, April 13, 2022

Minutes prepared by Suzy Pelican, SVOA secretary, with assistance from Willamette Community Management