

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

April 13, 2022

President Tony Olsen called the meeting to order via Zoom at 2:03 PM. Other Board members present were Carole Gutbrod, Suzy Pelican (secretary), Steve Scheibel, and Dave Young. Kurt Powell and Jason Peter of Willamette Community Management (WCM) attended. Approximately 20 owners also attended.

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

Treasurer's Report — Tony prepared 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:

- The common area concrete grinding is complete.
- The half-capacity chair rack is delivered and in the Clubhouse.
- Bark dust application is scheduled for April 18. Owners wishing to opt out have put in their requests.
- Irrigation startup is complete in the community. All homes have been tested.
- During the process of repairing the spa, the Dectron needed to be reset as evidenced by a lower temperature in the room. Thanks RobinJeanne for keeping a steady watch! I called Mike's Heating who came and re-set the system.
- With the new communication forms, WCM has updated the Do Not Prune list and has updated communication preferences for the owners.
- WCM completed a landscape walk with Home Grown Gardens and a few community members.
- Murray Stewart's last day at the Lodge is tomorrow, so we'll be in touch with the new manager.

Old Business

- *Trees below 8 feet and bushes overhanging sidewalks:* Informational discussion — no motions were made.
- *4778 Birdsong: Sidewalks and tree roots:* Informational discussion — no motions were made.

New Business

- *SVOA community break-ins*
 - The Board **adopted** this motion by Suzy: The Board will draft a procedure for voluntary reporting of and communication to the Stoneybrook community if a single-family resident's home is burglarized. Carole, Suzy, and Steve voted in favor of the motion; Tony and Dave voted against the motion.
- *Corvallis city lawn watering recommendation:* Informational discussion — no motions were made.
- *Multiple RV parking violations by owner:*
 - The Board **adopted** this motion by Carole: Contact the SVOA attorney to review the 11/13/19 Parking Resolution to evaluate consistency with CC&R 6.5, including interpretation of the word "temporary" and whether the City's 48-hour ordinance supersedes SVOA's CC&R.
- *Committee membership change:*
 - The Board **adopted** this motion by Steve: Approve membership of Nora Segrestan to the Community Garden Committee.

Owner Input

- One asked about the Home Grown Gardens pruning schedule for shrubs.
- One inquired about the need for an owner to get ARC approval to install a Knox Box.
- One asked about owners who want to control their front yard watering.

Adjourn — The meeting adjourned at 3:40 PM.

Next Regular Board Meeting: 2:00 PM, May 11, 2022, with the possibility of a hybrid in-person/Zoom set-up being investigated

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