

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

**May 11, 2022**

President Tony Olsen called the meeting to order via Zoom at 2:01 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 12 owners also attended.

**Approval of Minutes** — The minutes from the Board meeting on April 13, 2022, were approved as circulated, and the final version will be posted on the website.

**Treasurer's Report** — Tony shared the report he had prepared, which will be 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:

- There was graffiti on one of the mailboxes. WCM contacted ARMOR Contracting to have it cleaned, and ARMOR has done that.
- The Dectron dehumidifying unit in the poolhouse had the motor start switch and a contactor stop working. WCM authorized Mike's Heating to replace these items. The new parts will arrive Friday and will be installed the following Monday .
- Lane Forest Products has completed the bark dust blowing in the neighborhood.
- Home Grown Gardens was mowing with the small mowers during last month due to the heavy rains. They will be moving forward with irrigation repairs during the month, weed control in the beds, fertilizing, and starting some spring pruning.

**Old Business**

- *Dectron replacement*: Informational discussion — no motions were made.
- *SVOA notice on community break-ins*:
  - The Board **adopted** this motion by Suzy: Approve the draft form, circulated on May 1, 2022, for voluntary reporting after a Stoneybrook burglary. This draft will be posted in the clubhouse entryway and on the SVOA website on the Board page under the Owner/

Resident Only section. These postings will allow owners and residents to review the draft before the Board considers possible final adoption at a future board meeting. Carole, Suzy, Steve, and Dave voted in favor of the motion; Tony voted against the motion.

- *Parking resolution from November 2019 — Legal opinion:*
  - The Board **adopted** this motion by Carole: The SVOA Parking Resolution, adopted 11/13/19, will be revised to clarify the language to align with the observations by the SVOA lawyer, Jason L. Grosz, May 9, 2022.
- *Bark application:* Informational discussion — no motions were made.

### **New Business**

- *Use of SVOA calendar:* Informational discussion — no motions were made.
- *Future Board meetings:* Informational discussion — no motions were made, but future meetings are likely to be via Zoom.
- *Animal waste bags being left in a yard (agenda item added at the start of the meeting):* Informational discussion — no motions were made.
- *Committee membership change:*
  - The Board **adopted** this motion by Steve: Accept Karen Stephenson stepping down as ARC chair, with our gratitude for her service.
  - The Board **adopted** this motion by Steve: Accept, with gratitude, Mike DeRoss as chair of the ARC.

### **Owner Input**

- One asked about the decision to post, in the clubhouse entryway, the draft form for voluntary reporting after a Stoneybrook burglary.

**Adjourn** — The meeting adjourned at 3:55 PM.

**Next Regular Board Meeting:** 2:00 PM, June 8, 2022

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