

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

June 8, 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 14 owners also attended.

Approval of Minutes — The minutes from the Board meeting on May 11, 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 — Jason delivered this May 1-31 landscape report:

- Leaf clean up completed. There are different stages per tree species for leaf drop.
- Hard edging was completed.
- Lawns are mowed. The crew was using walk behind instead of tractor mowers due to ground saturation. Now that the rains have held off, tractor mowing has started again.
- Soft edging was completed.
- Pre-emergent for crabgrass has been applied to lawns.
- Lawn fertilization was completed.
- Conifer pruning has started (to be finished in June).
- Spring pruning has started (to be finished in June).
- Beds have been sprayed for weeds and treated for tree saplings (to be finished in June).
- Tree pruning was completed (8' head clearance).

Old Business

- *Dectron replacement evaluation:*
 - The Board **adopted** this motion by Suzy: Based on the pro bono assessment of the poolhouse's HVAC system dated 4/30/22, the Board recommends that the Common Property Committee reassess the Dectron's operation in 2025, when the 2022 Reserve Study has it scheduled for replacement. This reassessment could be done by SVOA's heating and air conditioning service provider.
- *SVOA notice on community break-ins:*
 - The Board **adopted** this motion by Suzy: Approve the document titled "Voluntary Reporting Form after Stoneybrook Burglary," which was approved in draft form by the Board on 5/11/22. This document is to be added to the list of forms in the Owner/ Resident Only section of the Rules and Regulations page of the website.
- *Draft parking resolution:* Informational discussion — no motions were made.

New Business

- *Common property St. John's Wort impacting single family backyards*
 - The Board **adopted** this motion by Suzy: WCM will get a cost estimate for control of the St. John's Wort ground cover in the common area between Birdsong and Country Club along 49th.

Owner Input

- One asked about soliciting in Stoneybrook.
- One asked about the effect of the City's land development code changes on the undeveloped property in Stoneybrook informally referred to as RS-12.

Adjourn — The meeting adjourned at 3:39 PM.

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

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