

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

**July 13, 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), Steve Scheibel, and Dave Young. No one attended from Willamette Community Management (WCM). Approximately 17 owners also attended.

**Approval of Minutes**

- The minutes from the regular Board meeting on June 8, 2022, were approved as circulated.
- The minutes from the emergency Board meeting conducted by e-mail on June 23-24, 2022, were approved as circulated, with correction of two dates.

The final versions from both meetings 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 Peter e-mailed this report on 7/12/22:

- *Landscape* — Home Grown Gardens had a busy month of June. Below are their action items:
  - Leaf cleanup, and leaf drop clean up from different stages per tree species
  - Hard edging was completed
  - Lawns mowed
  - Soft edging was completed
  - Post-herbicide was applied to lawns
  - Conifers were pruned
  - Spring bloomers were pruned
  - Sprayed weeds in beds and treated tree saplings
  - Tree pruning for clearance above 8ft
  - Pre-emergent was applied to beds
  - Monitoring and managing irrigation began
  - Irrigation head repairs
- *Pool* — ARMOR Contracting informed WCM that the issue with the cloudiness of the pool had to do with filter failure. ARMOR advised that the pool be drained, cleaned, and refilled and at the same time, rebuild the filter. After the Board approved the cost of repairs, ARMOR Contracting completed the work.
- *Legal* — Jason Grosz of Vial & Fotheringham responded to concerns regarding parking violations.
- *Frog Traps* — Willamette Community Management was informed of a Lodge resident who was releasing frogs from traps near the pond. We made contact with the Lodge manager to inform

them of what was happening and asked them to speak with the resident and let them know the reason for the traps. The manager informed us that they had heard something about it and had talked with the resident. After another incident, Gaia Landscape installed locks on the traps to keep them from being tampered with.

### **Old Business**

- *Draft parking resolution*
  - The Board **adopted** this motion by Carole: Table further discussion of the parking resolution until the Board gets clarification from WCM and the lawyer.
- *Common property St. John's Wort impacting single family back yards:* Informational discussion — no motions were made.

### **New Business**

- *Bullfrog removal from traps near ponds:* Informational discussion — no motions were made.
- *Consent for temporary van parking*
  - The Board **adopted** this motion by Suzy: As permitted by CC&R 6.5, the Board consents to a recreational van being parked on the street or in the driveway and not blocking the sidewalk for a caregiver who will be providing temporary support to an owner needing in-home care at an address on file with Willamette Community Management. The caregiver is a close friend of the owner, lives out of state, and will not be using the van as a residence. Neighbors adjacent to the owner support approval of this.
- *Use of SVOA tables by South Sunset Neighborhood Association (which Stoneybrook is part of)*
  - The Board **adopted** this motion by Carole: Allow the South Sunset Neighborhood Association to borrow as many tables as they need from the SVOA Clubhouse for their potluck on August 2, 2022. Dave Young will ensure they have access to the tables and that they are returned.
- *Committee membership change*
  - The Board **adopted** this motion by Carole: Approve Stephanie Dowling as a member of the Preparedness Committee.

### **Owner Input**

- One asked about debris under parked cars in front of the Clubhouse.
- One noted the lack of parking spaces at the Clubhouse even when signs are posted requesting that Lodge owners leave some spaces open at special events.
- One summarized general information from a City of Corvallis planner about the effect of the City's land development code changes on undeveloped RS-12 parcels like the one at 4653 Birdsong.

**Adjourn** — The meeting adjourned at 3:17 PM.

**Next Regular Board Meeting:** 2:00 PM, August 10, 2022

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