

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

October 12, 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. Jason Peter and Kurt Powell attended from Willamette Community Management (WCM). Approximately 13 owners also attended.

Four agenda items were added at the end of the New Business list.

Approval of Minutes — The minutes from the Board meeting on September 14, 2022, were approved as circulated and will be posted on the website.

Treasurer's Report — The September report is not ready, but it will be posted soon 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 Jason:
Home Grown Gardens completed the following in the month of September:

- Hard and soft edging completed
- Lawn mowing
- Continued treatment of crab grass and other broad leaf lawn weeds
- Lawn renovation
- Post emergence broadleaf and grass treatment in beds
- Monitor irrigation systems and gang timers
- Irrigation repairs as necessary
- Tree trimming

Limb Removal of Common Property Tree on South end of 45th

Corvallis Tree Care removed one broken limb and a few dead limbs that were above the back yard of 5031 Hollyhock that appeared to be hazardous.

Common Property Tree Removal on North end of 45th

Corvallis Tree Care is scheduled to remove the dead oak tree on 45th on Friday October 14th. They will also remove the stump per ARC guidelines.

Landscape requests

There were several requests from owners to have buried sprinkler heads raised and/or repaired.

Lawn Renovation Update

There was some confusion as to whether park strips were included in the renovation. Park strips that have shallow roots were not renovated to avoid damage to the equipment. Home Grown Gardens returned and completed the renovation on the wider park strips that do not have root issues.

Old Business

- *Common property St. John's Wort impacting single family back yards:* Informational discussion — no motions were made.
- *Removal of common property oak tree on 45th:* Update given during WCM report.

New Business

- *Committee membership changes*
 - The Board **adopted** an overall motion by Steve regarding these committee membership changes:
 - Appoint Bill Edmonds to the Board Nomination Advisory Committee, effective September 17, 2022.
 - Approve removal of Linda Chisholm's name from the Preparedness Committee, following her death in August and after many years of service on the committee.
 - Approve removal of Stephanie Dowling's name from the Preparedness Committee because she has moved from Stoneybrook.
 - Appoint Richard Schramm to the ARC.
- *Landscape requests and landscape request form*
 - The Board **adopted** this motion by Suzy: Approve formatting modifications to the Landscape Maintenance Request form, allowing either a hard-copy version to be submitted in the Clubhouse or an electronic version submitted on-line.
- *Common Property Committee arborist request:* Informational discussion — no motions were made.
- *Garden Committee fund request*
 - The Board **adopted** this motion by Dave: Pending ARC approval, \$850 will be spent improving the yard cart enclosure area as specified in the funding request form submitted on 10/11/22.
- *Reserve Study 2023:* Informational discussion — no motions were made.
- *Budget 2023:* Informational discussion — no motions were made.

Owner Input

- One noted that funds are budgeted for trees in the Reserve Study.
- One owner (Board member Carole Gutbrod) noted the problem of faded white lines on streets at several intersections in Stoneybrook adjacent to a stop sign. She has been communicating with City of Corvallis staff to correct this problem.

Adjourn — The meeting adjourned at 4:09 PM.

Special Board Meeting (in-person): 2:00 PM, October 19, 2022

Next Regular Board Meeting (via Zoom): 2:00 PM, November 9, 2022

Annual Owners Meeting (in person): 2:00 PM, December 14, 2022

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