

## SVOA Board Minutes June 20, 2023

President Tony Olsen called the meeting to order at 10:00AM in the Clubhouse. Other Board members present were Barbara Bowns and Dave Young. Carole Gutbrod and Steve Scheibel was absent. Jason Peters of WCM was also present and 21 owners were in attendance.

**Minutes:** the board **adopted** a motion to approve the minutes from the May 16, 2023, meeting.

**Home Grown Gardens Landscape Discussion-** Jeff Cope with Home Grown Gardens provided information to owners regarding herbicide/pesticide application, use, and classification. He informed the owners that the contract they have with SVOA calls for herbicide and pesticide application in the community. Several audience members addressed questions to Jeff regarding pesticide use. An owner asked if HGG could send the SDS sheets for all pesticides and herbicides that are used in SVOA. Jeff agreed to provide a list of all chemicals used as part of the Landscape process. There was also a question posed as to whether the contract could be changed to replace current chemicals with organic.

### Treasurers Report

May 2023 Report- Dave Young provided the report and it will be added to SVOA website. Dave Young reported that \$320,000 in Reserve funds have been invested at a rate of 4 ¼% interest and is earning approximately \$1500 per month interest.

2022 Audit Status- After checking with Charlotte, Schwindt & Company had not sent the audit checklist to her as of this morning. Charlotte is working on this and will get the information to Schwindt & Company this week.

**Committee Chair Reports:** Committee Reports were presented, and several action items followed as a result of Committee requests. All committee reports are available on the SVOA website.

Several Action items resulted from Committee Reports as follows:

- The Assisted Living has not yet replaced the three signs they changed without authorization. It has now been 90 days since the Board sent a notice of non-compliance, demanding the signs be restored to their original state. A motion was adopted to have the Association go ahead and restore the signs to their original condition and charge the Assisted Living the restoration expense and to fine the Assisted Living \$75 per month until they have paid the replacement cost. . The letter is requested to be sent within 2 weeks. Signs must meet ARC approval before the signs are installed. Tony Olsen has pieces of the old sign that were originally removed.
- It appears someone has been using the Pool after hours. This raises the question of whether or not the doors are locking at 8 pm as they should. WCM will look into whether or not the doors are properly programmed to lock at 8pm. A motion was passed to have WCM notify the Lodge that their employees are not authorized to use the Pool.
- A motion was adopted authorizing WCM to send out a notice to all residents about the potential arrival of Nutria in our pond due to work being done by the City at Starker Arts Park. Residents should be

warned that these animals are extremely dangerous and should be avoided. Notify Sheila Coxon if you see any Nutria and she will arrange to have them trapped and disposed of.

## Updates

- Broken glass in Poolhouse door is being repaired.
- Water fountain in clubhouse has been fixed: The parts came in and repair was completed last week.
- Walkway lights on path behind Clubhouse and Poolhouse are being replaced. Riteway Electric is replacing the lights June 21<sup>st</sup> between 10am – 1pm.
- The unauthorized R/V behind the Assisted Living facility has been moved.
- WCM never received the list of financial documents required for the audit from Schwindt & Co so they are being resent.
- The tile between the Poolhouse and Clubhouse is being repaired next week by Tile Genie.

## New Business

- The Board adopted a motion to have the pine tree next to the pool be removed and the stump ground down to below grade to ARC specifications. WCM is authorized obtain bids to have the work done.
- Musical Instrument Removal: Gerald Van Belle provided information regarding moving instruments out of the back room. George Novak also provided information regarding the group that uses the clubhouse for band practice and that the drum set will be removed later this week. Some of the Drums will be removed from the Clubhouse office to make room for association furniture and other storage items. The band sheet music will remain for the time being.
- Proposed changes to the Collection Policy were circulated to the Board based on requirements from the attorneys representing the Association and a motion was passed to approve the changes. Tony will format the changes and post on the SVOA website.
- The **board** adopted a motion to appoint Dave Young to chair a special committee with Marj Cannon, Suzy Pelican, and Doreene Carpenter to develop a methodology for notifying owners when pesticides will be applied to lawns to be in compliance with a new law regarding pesticide use in HOA's.
- The Funds Request Clubhouse Furniture (CPC): the board **adopted** a motion to approve the funds request up to \$7,000 dollars for clubhouse furniture replacement and donate the replaced furniture. A detailed proposal was submitted by the Common Property Committee listing the items to be replaced.
- The issue of Accountability and follow through on items discussed during the monthly landscape walk-throughs was discussed. No action was taken at the meeting.
- The Board will be conducting a survey of all owners on several issues needing direction and input from the community. The survey will include topics such as continued operation of the Pool, Cable TV subscriptions in the Clubhouse, and pesticide use on Single Family and Common Property. Any additional items for the survey should be sent to Barbara Bowns at [babowns@gmail.com](mailto:babowns@gmail.com) no later than the July Board meeting. The survey will be sent to all owners in August in time for September budget preparation.

- WCM has purchased new software for use in the Reserve Study. Jason Peter will work with Barbara in the fall on the Reserve study. The Meeting Adjourned at 12:58 pm.

**Owner Input:**

- The board **adopted** a motion to allow the South Sunset Neighborhood Organization use of tables from the clubhouse for the National Night Out.
- There was discussion regarding the landscape/pesticide opt out form being available in the clubhouse. WCM brought copies.

Minutes Prepared by Barbara A. Bowns and Jason Peters