

Minutes
Stoneybrook Village Owners Association (SVOA)
May 21, 2024

President, Tony Olsen, called the meeting to order at 10:02 AM in the clubhouse. Other Board members present were Steve Scheibel, Debbie Killeen, Keith Laxton and Carole Gutbrod. 22 owners were in attendance. Charlotte Fleming and Sherrie Tate were present.

Approval of Minutes: The April 16, 2024 minutes were approved and are available on the website.

Treasurer's Report: The financial report will be on the website.

Evaluation Committee Report: Recommendations for management companies were submitted to the Board for review. Fleming Properties has taken over from WCM during the transition period.

- The Board **approved** dissolving the Evaluation Committee.
- The Evaluation Committee was thanked for completing their extensive and thorough research in contacting management companies and making recommendations.

Potential HOA management company considerations: Criteria to be used by Board

- Monthly cost
- Transition cost
- Use of current SVOA bank or use of HOA management company bank
- Payment methods: checks, credit cards, use of HOA portal
- Use of clubhouse mailbox for assessment payments and landscape requests
- Attendance at board meetings and Annual meeting
- Key card updates on operation
- Clubhouse reservations
- Calendar updates
- Landscape operation: monthly review, handling landscape requests
- Role of current SVOA website and potential use of HOA management company portal
- Update of owner contact information, landscape opt-out, pesticide opt-out

Monthly Landscape Report: HomeGrown Gardens (HGG) has been short staffed and unable to keep up with the scheduled services in a satisfactory manner. Moss control was not completed on time (March). Residents have submitted a number of requests this month. HGG has been contacted and asked for a response.

HomeGrown Garden April/May schedule: Mow and edge, Weed control in beds and in turf, Irrigation repairs, Lawn Fertilization, Spring Pruning, follow up moss control in all lawns.

New Business

- Keith Laxton reported that the updated key card system is satisfactory. Most residents have had their cards entered.
- The Landscape Request process continues with electronic or paper forms being submitted to Fleming Properties. If using the mailbox in the clubhouse, please place in box by Thursday PM. Pickup is weekly on Friday mornings.
- The Board **approved** a request by the Common Property Committee for Reserve funds (item 3356) in the amount of \$2875. to clean common property fences, mailboxes, and to remove graffiti.
- The Board **approved** the 2023 financial review to be done by Schwindt & Co. at a cost of \$2600.
- The Board **approved** completing the selection of a permanent HOA management company in the fall with a transition in 2025.
- The Board **approved** notifying HGG regarding unsatisfactory performance. A Certified Letter will be sent.
- Committee Membership Changes: Larry Bolster resigned from CPC and Ron Sanetel was added to CPC.
-

Committee Chair Reports: All reports are on the website.

Owner Input

Meeting was adjourned at 11:22 AM

Minutes were prepared by Carole Gutbrod, Secretary