

**Minutes**  
**Stoneybrook Village Owners Association (SVOA)**  
**August 20, 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. 27 owners were in attendance. Charlotte Fleming and Sherrie Tate from Fleming Properties, LLC - HOA Management & Accounting (FPHOA) were also present.

**Approval of minutes:** The July 16, 2024 minutes were **approved** and are available on the SVOA website.

**Treasurer's report:** Debbie Killeen gave the financial report as received from FPHOA. The report is posted on the website.

**Committee membership:** The Board **approved** the following changes.

Roberta Crews resigned and Jan Sanetel joined the Architectural Review Committee (ARC). Thank you, Roberta, for your services to the community.

Bill Lane was added to Common Property Committee (CPC)

Dave Young joined the Activities Committee

**Landscape maintenance report:** The returned questionnaires regarding number of residents still on the gang timers have been reported to HomeGrown Gardens (HGG) as requested. Not all that were sent out have been returned by the deadline and another attempt will be made by FPHOA to update this information.

The importance of the City backflow prevention measures was explained and an Informational Booklet introduced. This is available on the Corvallis Public Works information website.

The Board **approved** that FPHOA request bids for the 2025 Landscape Maintenance Contract, acquiring at least 3 bids, if possible. The specifications for this contract will be reviewed by FPHOA with the involvement of the CPC and approval of the Board before being distributed to bidders.

**HomeGrown Gardens maintenance schedule:**

- August: Mow and edge, Summer pruning, Irrigation repairs & monitoring, Broadleaf weed and invasive grass treatment.
- September: Mow & edge, Continue summer pruning, Pre-Emergent herbicide to beds, Lawn fertilization

**New Business:**

- The Board **approved** having FPHOA work with SVOA to resolve the record retention questions as raised by the SVOA Files Project/Summary, 8-1-2024.
- The Board **approved** having the Clubhouse Reservation Request form changed to allow requesting clubhouse doors to be unlocked remotely for an event.
- The Board **approved** having FPHOA send the Age Verification form to all owners as is required by HUD every two years.
- The Board **approved** reviewing and revising the Communications Authorization form to reflect SVOA preferences for communication with owners/residents.

- The Board **approved** accepting the Fund Request from CPC and Activities to purchase 10 chandelier style interior lights for \$6,666. and the replacement of exterior soffit lighting for \$1,185. (Reserve account 3141) for the clubhouse, and **approved** bid by M&W Electric for installation in the amount of \$2,250.
- The Board **approved** the Fund Request from CPC to purchase 4 new clubhouse tables (to replace damaged tables) in the amount of \$240. (Reserve account 3135).
- The Board **approved** the Fund Request from CPC to purchase 12 replacement tablecloths for \$96. (Reserve account 3156) plus shipping,
- The Board **approved** the Fund Request from CPC for the care of common property trees by Seaders Tree Care in the amount of \$12,000. (Reserve account 5124).
- The Board **approved** extending the Fleming Properties HOA contract for 2025 with a review scheduled for July 2025.
- The Board did not approve a request by the Pond committee to purchase the Bio-HealthPod System from Rigerio Co. for the detention pond in the amount of \$9,750. More information was requested.

**ARC Requests for Board Action:**

- The Board **approved** ARC implementing enforcement action directly with HOA management company without individual actions being approved by the Board.
- the Board **approved** providing information to owners about irrigation system issues and the various options they have to resolve them.

**Committee Chair reports** were given by committee chairs and are available on the SVOA website.

**Owner Input**

**Meeting was adjourned** at 12:37 PM

**Minutes** were prepared by Carole Gutbrod, Secretary