

**Minutes
Stoneybrook Village Owners Associations (SVOA)
January 21, 2025**

President, Steve Scheibel, called the meeting to order at 10:00 AM in the Clubhouse. Other Board members present were Keith Laxton, Michael Nove, and Carole Gutbrod. Charlotte Fleming and Sherrie Tate represented Fleming Properties (FP). 15 residents were in attendance.

Approval of Minutes: The minutes of the December 10, 2024 Annual Membership Meeting were **approved** and are available on the SVOA website.

Treasurer's Report: Michael Nove read the report. It also appears on the website.

Committee membership changes: The Board **approved** the addition of Ed Brody to and the resignation of Erika Schoell from the Activities Committee.

Management Company Report:

1. A 2-hour STORM Landscape Co. presentation with Q & A was given at the Clubhouse on January 16th to inform residents of protocol and rejuvenation plans for the Village. Opt-out forms will need to be filled out once again for record keeping purposes. Another presentation with Q & A will be held in the near future to cover irrigation topics.
2. There are 2 new vendor contracts and one payment request for Board consideration:
 - a. STORM landscape clean-up and rejuvenation in the amount of \$16,080. was **approved**.
 - b. Mike's Heating for HVAC system repairs in Clubhouse and pool house \$3760. was **approved**.
 - c. Cole's survey "Option 1" services in the amount of \$1500. was **approved**.
4. Fleming will notify all owners regarding storm scheduled services on irrigation and send out Opt-out forms to improve communication with this vendor.

New Business:

1. An updated Welcome Packet for new owners was **approved** by the Board.
2. Updated Clubhouse reservation form was **approved** and has been posted on the website. Paper forms are available in the Clubhouse. The changes are minor and clarify the process for opening/closing entrance doors for events. The \$300,000. insurance requirement was removed.

3. Updates for the website were **approved**. Keith Laxton will contact the webmaster with bi-monthly updates, changes, and corrections.

4. The 2024 contract with Seader's Tree Service was in the amount of \$12,000. \$6000. was spent for a tree survey/inventory which was completed. One common property tree was removed in 2024 in the amount of \$2200. An additional \$500. was charged for stump removal.

a. STORM has licensed arborists and may be considered for the purpose of bidding on future tree pruning, removals, and stump grinding.

b. A prioritizing of tree work is being determined for approximately 163 trees with potentially 10-15 needing removal due to health or hazardous conditions.

c. Fleming has generated a large scale map (located in the clubhouse) for following the tree care services.

Committee Chair Reports: Reports were given and are available on the website. The Ad hoc committee report does not appear on the website.

Owner Input

Meeting was adjourned 11:42 AM

Minutes were prepared by Carole Gutbrod, Secretary