

Minutes
Stoneybrook Village Owners Association (SVOA)
March 18, 2025

President, Steve Scheibel, called the meeting to order at 10 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). 22 residents and/or guests were in attendance.

Approval of Minutes: The February 18, 2025 Board meeting minutes were **approved** and will be posted on the SVOA website.

Treasurer's Report: This was prepared by Fleming Properties and will be posted on the SVOA website.

Committee membership changes: The Board **approved** the addition of Kathryn Nove to the Activities Committee and Mike DeRoss to the Welcome Committee.

Management Company Report:

- Seaders Tree Care will be doing extensive pruning on March 31st in a common property area between HHC and Country Club Drive on both sides of walkway.
- Reserve Study Group will be meeting with the CPC at the Clubhouse (via Zoom) at 10 AM on June 10th.
- March 26, at 1:30, three residents will be meeting with FP to discuss financial operations, Reserve Funds budget and investments.
- SVOA tax returns are being completed by Cathy Baker
- Charlotte is preparing the required paperwork for a 2024 Annual Financial Review done by Schwindt & Co.
- Lodge and Assisted Living management representatives have met with FP in an effort to determine property lines and maintenance responsibilities. When a plan is in place, it will be put in writing and presented to the Board.
- Landscape walk-through with STORM is scheduled for Thursday, March 20th at 10AM.
- ARMOR continues work on weather stripping exterior doors on the clubhouse and pool house.
- ARMOR has ordered new chlorine sensors for the pool.
- Superior Electric is reviewing lighting concerns in the pool house.
- Spa light has not functioned for many years. (See New Business)
- A Village-wide open forum will be scheduled for mid-April to cover irrigation issues.
- GAIA has removed diffusers from the pond. These are stored at Charlotte's home property awaiting evaluation and sale.

- FP asks that a Board member meet with them and STORM to discuss options for the repair of sprinkler heads and lines and billing method. Keith has agreed to represent the Board.
- Sherrie reported that the Nutria warning signs are ready for placement.
- New Owner Packet (from Management) sent to new owners by Fleming has been defined and contents revised. Susan Hayes noted that this packet was placed on the Welcome Committee page on the website and requested that it be removed and placed on the Board website page.
- All documents and forms will have the date clearly located on the bottom left corner.

NEW BUSINESS:

- A motion was made and **rescinded** to approve not repairing the internal spa light in the pool house. The vote was unanimous to not repair the light.
- The AED device which was purchased several years ago and eventually given to the Lodge was recently returned.
- Anyone interested in determining property lines in Stoneybrook might investigate GIS websites.

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 adjourned at 11:45AM

Minutes prepared by Carole Gutbrod, Secretary