MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE STONEYBROOK VILLAGE OWNERS ASSOCIATION HELD ON AUGUST 25, 2026 AT 10:00 A.M. AT STONEYBROOK VILLAGE CLUBHOUSE.

PRESENT:	Marj Cannon, President Gary Johns, Treasurer Carole Gutbrod, Secretary Keith Laxton, Director Vacant, Director
ABSENT:	
BY INVITATION:	Joel McDonell, Community Manager CCM, CMCA, PCAM **COMMUNITY MANAGEMENT, INC.**

I. **CALL TO ORDER** – The meeting was called to order at 10:06am.

II. **APPROVAL OF MINUTES**
AGREED: By unanimous consent, the July 28, 2026 meeting minutes were approved.

III. **REPORTS**

a. **TREASURER'S REPORT**

Gary Johns provided information on the current financial status of the Association and for July expenses. The operating account is under budget for the year by roughly $18k. He outlined various operating costs and whether they were over or under budget. Lack of pool use was one driver of the under budget. Pond maintenance is over budget for year but new equipment and plant removal were the drivers. The extra management was under budget. There are a few other reserve expenses in the next couple of months such as the pool hvac equipment and tree work.

b. **CMI REPORT**

Joel McDonell provided information about the status of ongoing projects. The Age Verification checkoff of residents was down to 1 resident. The update of misc. ongoing compliance items was discussed. Other maintenance items were to be discussed later in the agenda.

IV. **OLD BUSINESS**

a. **Pool Update: Equipment Repairs**
Keith Laxton and Joel McDonell reported on the status of the pool house Dectron replacement project. The contract had been approved by the attorney and signed by Stoneybrook but was awaiting vendor signature.

b. **Survey of Property Line Between the Ponds and Owners' Lots**
AGREED: Carol Gutbrod moved to approve rescinding the proposal to hire a vendor to complete a survey of the SVOA property line between the ponds and owners' lots. The motion was seconded and carried without objection.

c. **Vegetation Removal from North Pond**
AGREED: Gary Johns moved to approve to approve paying no more than $20,000 to GAIA Landscapes, Incorporated to be paid out of the Operations Account for the removal

of the European Water Clover and other unwanted vegetation from the north pond. The motion was seconded and carried without objection.

d. Additional Common Property Tree Work

AGREED: Keith Laxton moved to approve the Seaders Tree Care proposal dated July 30, 2026, in the amount of $3,555 from the Reserve Account to provide for removal of oak tree #113, disposal of all wood, stump grinding and replanting of a Persian Ironwood tree in place of the oak tree. CMI is asked to notify owners of homes at 5037HH and 5041HH and to seek an ARC Request for Change approval prior to this work being done. The motion was seconded and carried without objection.

V. NEW BUSINESS

a. Activities Committee Fund Request: Ping Pong Table

AGREED: Marj Cannon moved to approve the Fund Request for $265 submitted by the Activities Committee for the purchase of a portable ping pong table and equipment to be set up on the pool table and stored underneath when not in use. The motion was seconded and carried without objection.

B. COMMITTEE REQUESTS

B.I. COMMITTEE CHANGES

Committee changes were noted as stated below.

AGREED: Carol Gutbrod moved to approve recognizing the resignation of Pam Styke from the Activities Committee and the resignation of Louanne Freese-Trummel from the ARC Committee. The motion was seconded and carried without objection.

VI. COMMITTEE REPORTS

Reports are made available on the SVOA website.

VII. OWNER INPUT

VIII. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:51am.