MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE STONEYBROOK VILLAGE OWNERS ASSOCIATION HELD ON SEPTEMBER 22, 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 August 25, 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 August expenses. The operating account is over budget for the year by roughly $1k. He outlined various operating costs and whether they were over or under budget. Misc. income from interest earned has helped revenue. Lack of pool use was one driver of the under budget. Pond maintenance is over budget for year because of new equipment and plant removal extra expenses. The extra management was under budget. Committee expenses were as expected. 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 payment has been made and equipment ordered.

b. **Vegetation Removal from North Pond**
Joel McDonell reported that the North Pond vegetation removal should still be completed in the next 2 weeks.

c. **Additional Common Property Tree Work**
AGREED: Marj Cannon moved to approve the Seaders Tree Care proposal #1992 in the amount of $3,945 from the Reserve Account for the removal of oak tree #126, disposal

of all wood, stump grinding and the planting of a Persian Ironwood Tree. CMI is requested to notify owners of homes along the east side of Hollyhock prior to when Seaders begins work. The motion was seconded and carried without objection.

AGREED: Marj Cannon moved to approve the Seaders Tree Care proposal #1992 in the amount of $1,440 from the Reserve Account to provide for the pruning of oak tree #125 in order to reduce crown spread and load on squirrel damaged limbs. CMI is requested to notify owners of homes along the east side of Hollyhock prior to when Seaders begins work. The motion was seconded and carried without objection.

V. NEW BUSINESS

a. **AV System Repairs**
AGREED: Keith Laxton moved to approve payment in the amount of $4,178.26 to Diamond Support Services out of the Reserve Account for the following repairs to the Clubhouse Audiovisual System: diagnostic services, repair of equipment, and installation of updates to the entire system. The motion was seconded and carried without objection.

b. **2027 Contracts for SVHOA Vendors**
AGREED: Gary Johns moved to approve the 2027 SVOA vendor contracts as distributed to the Board for:
- ARMOR Pool and Spa Maintenance and Clubhouse and Pool House Maintenance
- Community Management, Inc.

The motion was seconded and carried without objection.

AGREED: Gary Johns moved to consider proposal for 2027 from STORM to add all landscaping maintenance around the ponds to their scope of common property services. The motion was seconded and carried without objection.

a. **Annual Tree Inventory Review**
AGREED: Carol Gutbrod moved to approve the Seaders Proposal #2001 in the amount of $500 from the Operations Budget to provide an annual walk-through of Stoneybrook no later than November 1st for a review of the tree inventory and to make recommendations for next year's priorities. The motion was seconded and carried without objection.

B. COMMITTEE REQUESTS
COMMITTEE CHANGES
Committee changes were noted as stated below.
AGREED: Carol Gutbrod moved to approve recognizing the resignation of Bob Lackey from the Garden Committee. The motion was seconded and carried without objection.

II. COMMITTEE REPORTS
Reports are made available on the SVOA website.

III. OWNER INPUT

IV. ADJOURNMENT
With no further business to discuss, the meeting was adjourned at 11:13am.