MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE STONEYBROOK VILLAGE OWNERS' ASSOCIATION HELD ON OCTOBER 27, 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 September 22, 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 September expenses. 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 because of new equipment and plant removal extra expenses. The extra management was under budget. Committee expenses were as expected and the ping-pong table equipment had been moved to reserves. There are a few other reserve expenses in the next couple of months such as the pool HVAC equipment and pond work. The pruning of the trees will be moved out of operations and into reserves.

b. **CMI REPORT**
Joel McDonell provided information about the status of ongoing projects. Tree work by Seaders was planned for November 17th and 18th. Other maintenance items were to be discussed later in the agenda.

IV. **OLD BUSINESS**

a. **Pool Update: Equipment Repairs**
Joel McDonell reported on the status of the pool house Dectron replacement project. No date was provided by Mike's Heating and Air as the equipment was custom made and not complete. Internet would be delivered this week to the pool house.

b. **Vegetation Removal from North Pond**
Joel McDonell reported that the North Pond vegetation removal was largely done but not complete.

c. 2027 Contracts of SVOA Vendors

AGREED: Carol Gutbrod moved to approve Lemon Twist Web Services to provide web hosting and maintenance of the SVOA website. The motion was seconded and carried without objection.

AGREED: Carol Gutbrod moved to approve Mike's Heating and Air to perform preventative maintenance of the mechanical systems for the Clubhouse and the Pool house. The motion was seconded and carried without objection.

AGREED: Gary Johns moved to approve STORM Landscape Services to perform all maintenance activities as identified in the SVOA Single Family Property Landscape Specifications and the Common Area Property Landscape Specifications, including the property surrounding the pond. The motion was seconded and carried without objection.

FAILED: Gary Johns moved to approve of GAIA Landscape, Inc., to perform all maintenance activities for the SVOA ponds. The motion was seconded. Marj Cannon, Keith Laxton, Gary Johns and Carol Gutbrod did not approve. The motion failed.

AGREED: Gary Johns moved to approve of STORM Landscape Services to perform all maintenance activities for the SVOA ponds pending finalization of the contract. The motion was seconded and carried without objection.

V. NEW BUSINESS

a. **Emergency Irrigation Repairs**

AGREED: Keith Laxton moved to approve payment of $980 to STORM Landscape Services for the repair of the Leaking Main Gate Valve at the Clubhouse. The motion was seconded and carried without objection.

b. Adoption of Reserve Study 2027 – 2056

AGREED: Marj Cannon moved to approve the Reserve Study for 2027-2056 prepared by Gary Johns as distributed to the Board and to be made available on the SVOA website. The motion was seconded and carried without objection.

c. Adoption of Budget for 2027

AGREED: Gary Johns moved to approve the Budget for 2027 as prepared by Joel McDonell in consultation with the Board Treasurer and President and distributed to the Board. It is a balanced budget with both income and expenses totaling $528,209 which represents an increase of 9.25% over the 2026 budget. Adoption of the 2027 budget allows for anticipated increases in the operational expenses for the coming year, as well as continued building up of the reserve account. The motion was seconded and carried without objection.

VI. Annual Owners' Meeting Date: December 15, 2026

The Board discussed the movement of the annual meeting to December 15, 2026.

VII. COMMITTEE REQUESTS

a. **COMMITTEE CHANGES** Committee changes were noted as stated below.

AGREED: Carol Gutbrod moved to approve the resignation of Lana Lackey from the Welcome Committee and the resignation of Cliff Feldman from RS-12. The motion was seconded and carried without objection.

AGREED: Carol Gutbrod moved to approve the dissolution of the RS-12 ad-hoc Committee. The motion was seconded and carried without objection.

VIII. COMMITTEE REPORTS

Reports are made available on the SVOA website. Marj Cannon thanked the volunteers for their help with the Celebration event.

IX. OWNER INPUT

X. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 11:45am.