

Minutes
Stoneybrook Village Owners Association (SVOA)
October 14, 2024
Draft #1

President, Tony Olsen, called the meeting to order at 10: AM in the Clubhouse. Other Board members present were Steve Scheibel, Debbie Killeen, Keith Laxton, and Carole Gutbrod. 16 Owners were in attendance. Charlotte Fleming and Sherrie Tate represented Fleming Properties (FP).

Approval of minutes: The amended September 17, 2024 minutes were **approved** and are available on the SVOA website.

Treasurer's report: The September 2024 financial report as received from FP is posted on the website.

Committee membership: The Board **approved** the addition of Dave O'Brien to, and the resignation of Gloria Rasmussen from ARC.

NEW BUSINESS

- **Reserve Study:** The Board **approved** the recommendation of FP to hire a one time reserve study to be completed by the Reserve Study Group for the cost of \$3975.
- **Landscape report:** Charlotte asked that 2 Board members meet with bidders and FP for the purpose of making a recommendation at the November Board meeting for a new landscape maintenance company. Carole & Keith were appointed. HomeGrown Gardens has covered the majority of the non-compliance items on their contract. Reminder — Leaf pickup by the city begins the week of October 21st.
- **Corporate Transparency Act:** The CTA requires the HOA's register with Financial Crimes Enforcement Network (FinCEN). All Board members must also register and information kept updated as members change. We will file.
- The Board **approved** the purchase of a First Aid Kit (as requested by the Preparedness Committee) in the Clubhouse and its installation in the hallway near the restrooms.
- **Management Company Report:**
 - Representation from the Lodge and Assisted Living at Board meetings are being explored.

- The Owner/Resident Communication Form is being reviewed and procedure determined.
- The November billing notice will include a flyer to address the 30 day limit for yard signage and a reminder of owner responsibility for the upkeep of their back and side yards.
 - Schwindt & Co. has been hired to complete the 2023 Financial Review.
 - Key Cards, the SVOA Clubhouse Calendar/Reservations, the Gang Timers and Age Verifications forms are being managed by FP.

- **Committee Chair Reports** were given by each chair in attendance or read by the president and are available of the SVOA website.
 - In response to a question from CPC, the board agreed to the following: The CPC may initiate action for tree maintenance under the Seaders Tree contract without board approval. They must abide by ARC rules. They must submit the request to Fleming HOA who will contact Seaders to initiate the request. CPC will determine if the work completed is satisfactory and inform Fleming HOA. Fleming HOA is responsible for payment.

- **Annual Meeting:** The Board **approved** Tuesday, December 10, 2024 as the date and time for the Annual SVOA Meeting.

Owner Input

Meeting was adjourned: 11:30 AM

Minutes were prepared by Carole Gutbrod, Secretary