

**Minutes**  
**Stoneybrook Village Owners Association (SVOA)**  
**September 17, 2024**

President, Tony Olsen, called the meeting to order at 10:00 AM in the Clubhouse. Other Board members present were Steve Scheibel, Debbie Killeen, Keith Laxton, and Carole Gutbrod. 18 owners were in attendance. Charlotte Fleming and Sherrie Tate from Fleming Properties (FP) were also present.

**Approval of minutes:** The August 20, 2024 minutes were **approved** and are available on the SVOA website.

**Treasurer's report:** Debbie Killeen gave the financial report as received from FP. The report is posted on the website.

**Committee membership:** The Board **approved** the addition of Michael Nove to the Common Property Committee (CPC). The Board accepted the resignation of Kate and Chris Mathews from the Activities Committee.

**Landscape Report:** Carole Gutbrod summarized the landscape contract services, noting that not all aspects were accomplished on schedule this year and last. Some improvement occurred when additional employees were hired and trained. Also, since there weren't full management services during this time, some procedures like notification of performance deficiencies didn't occur. It was also noted that there was a decline in Gaia landscape services concerning weeds in the beds, lawns, and street buffer strips.

- The Board **approved** a motion to have Fleming Management notify HomeGrown Gardens (HGG) that all items pertaining to their scope of contract be corrected within the next month, completed no later than October 31st and be documented on the Monthly Services Report from HGG as covered in their contract.
- The bidding process for the 2024 Residential and Common Property Landscape Maintenance contract will be conducted this month by Fleming Properties HOA who has a list of 3 interested companies.
- September landscape services schedule from HGG: Mow and edge, continue summer pruning, pre-emergent herbicide to beds, lawn fertilization

**Communication Authorization form revisions** have not been completed as yet. Tony stated that all communications except financial statements (and only where necessary) will be electronic.

**Bio-Health Pod System:** (<https://rigero.com/>) Pond chairperson, Sheila Coxon, reported that no approval was needed from the city to install this system. Instead of needing to dredge the pond to remove muck that accumulates, as required by the city,

the Bio-Health Pod System will dissolve it, reduce weeds and algae by the addition of beneficial bacteria. Diffusers in the pond will be removed and possibly sold. Gaia will manage the installation, changeover, and ongoing maintenance as part of their existing contract.

- The Board **approved** the purchase of the Bio-Health Pod System for the initial cost of \$9750 plus the yearly recharge kit (\$1300) for both ponds.

**CPC subcommittee:** The Board **approved** the formation of a Native Habitat Area Work Group under the CPC for the purpose of maintenance. There has been minimal care provided by HGG.

**Committee Chair reports** were given by each chair and are available on the SVOA website.

**Owner input**

**Meeting was adjourned** at 11:25 AM

**Minutes** were prepared by Carole Gutbrod, SVOA Secretary