

**Minutes**  
**Stoneybrook Village Owners Association (SVOA)**  
**November 19, 2024**

President, Tony Olsen, called the meeting to order at 10:00AM in the Clubhouse. Other Board members present were Steve Scheibel, Keith Laxton, and Carole Gutbrod. 23 owners were in attendance. Charlotte Fleming and Sherrie Tate represented Fleming Properties (FP).

**Approval of minutes:** The corrected October 15, 2024 minutes were **approved** and are available on the SVOA website.

**Treasurer's report:** The October 2024 report is available on the SVOA website.

**New Business:**

- **Committee membership:** The Board **approved** the resignation of Doreene Carpenter from the Preparedness Committee, Jane Lackey from the Common Property Committee, and the appointment of Susan Aronson to the Activity Committee.
- **Landscape Services report:** FP recommended accepting Storm Landscape Services bid for 2025. The Board **approved** hiring Storm Landscape Services for 2025 in the amount of \$153,600/yr.
- **Budget and Assessment Fees for 2025:** The Board **approved** \$177. for the single family assessment and \$130. for the Lodge and Assisted Living per assessment unit. The Board **approved** the 2025 budget.
- **Fleming Properties HOA Management update:** Charlotte Fleming listed the service contracts that have been signed for 2025. These include Gaia Landscape Services, Storm Landscape Services., Seader's Tree Service, and ARMOR Contracting.
  - The reserve study by the Reserve Study Group is being completed this month.
  - Schwindt has been contracted with to complete the financial review for 2024.
  - Common property Tree Inventory is nearing completion.
  - Clubhouse lighting is installed and options for the dimming feature are being addressed by M&W Electric.

- Other projects include completion of the 2023 Financial Review, updated signage for the clubhouse and pool house, and tree removal behind 4835 SW HHC in common property by Seader's Tree Service.
- Sherrie Tate reported on the spa repairs. The correct parts have been ordered and will be installed Thursday. A new source for pool and spa maintenance will be investigated.
  
- **Activity Committee:** The committee would like to use ESPN+ during the OSU Women's Basketball season in the amount of \$12. X 3 mo. = \$36. The cost will be covered by the committee's 2024 budget. Adding ESPN+ to the clubhouse Comcast Business account for 3 months was considered but found not be an option.
  
- **Communications Authorization form:** The Board **approved** the revised form.
  
- **Welcome Packet:** A Welcome Packet is given to new owners. The contents have been reviewed and five items will be included: SVOA welcome letter, ARC information, ARC request for change form, Communication Authorization form, and the Age verification form. The packet will be sent out by the management company.
  
- **Communication Authorization and Age Verification forms:** Age (55 and over) verification for home owners is required every 2 years. Both forms will be hand delivered to resident owners by the Welcome Committee when they distribute the 2025 Single Family Directory in mid-February. The management company will mail to non-resident owners.

**Committee Chair Reports** were given by each chair in attendance or read by the president and are available on the SVOA website.

**Annual Meeting:** The SVOA Annual Meeting will be held on Tuesday, December 10, 2024 at 10:00AM in the Clubhouse.

## **Owner Input**

**Meeting was adjourned:** 11:36 AM

**Minutes:** Prepared by Carole Gutbrod, Secretary