

Stoney Ridge Homeowners Association

Board of Directors Meeting
September 13th, 2023 at 7 PM
Silt Branch Library

MINUTES

A meeting of the Board of Directors for Stoney Ridge Homeowners Association was held September 13th, 2023 at 6 PM at the Silt Branch Library.

1. Roll Call – Board of Directors (4/5 Members Present)
 - a. Ted Miller – President (Present)
 - b. Eric Arnette – Vice President (Present)
 - c. Rebecca Reeder – Secretary/Treasurer (Present)
 - d. Travis Still – Board Member (Present)
 - e. Steve Sandoval – Board Member (Absent)
 - f. Laura Brown – Association Manager, Property Professionals (Present)
2. Call to Order
 - a. The meeting was called to order at 7:11 PM by Ted Miller.
3. Approval Action Items
 - a. A motion was made by Eric Arnette to approve the meeting minutes from the January 31, 2023 Board meeting. Seconded by Travis Still. Passed Unanimously.
4. Management Report – Laura Brown, Association Manager
 - a. Financial Review
 - i. Management presented the Board of Directors and members present with YTD financials.
 1. Current bank balances as of 8/31/23: \$10,649.95 (Operating) and \$20,977 (Reserve).
 2. Current Delinquencies as of 8/31/23: \$13,440.00 (9 owners)
 - a. A motion was made by Ted Miller to approve the attorney engagement agreement with Western Law Group, pending an additional conversation with the attorney to clarify collection process (i.e. liens on individual lots, costs, and projected timeline), to assist in moving forward with sending Caleta Construction (Uriel Mellin) owner of 33 lots, who is in arrears for 2022 Special Assessment dues for 33 lots * \$30 + 2023 Dues for 33 lots * \$330 to collections for non-payment, for a total of \$11,880. Seconded by Eric Arnette. Passed Unanimously.
 3. Management presented the Board of Directors with three budgets for discussion. A motion was made by Travis Still to approve the proposed budget, with dues remaining the same (\$330/year/lot) for 2024. Seconded by Eric Arnette. Passed Unanimously.
 - b. Seasonal Contracts and Maintenance
 - i. Irrigation – Season ends 9/27/23 per the Silt Water Conservancy District. Major repairs completed in 2023: Pump replacement, deferred maintenance from previous year.
 1. Estimate requested from Alan Cotton to paint pump houses in 2024.
 2. Ted Miller would like management to confirm ditch shares owned by Kelly Lyons has been turned over to the HOA and to confirm that any building permits from

Caleta Construction, owner of 33 lots, will not be approved without turning over any shares of irrigation water, if owned.

- ii. Landscape – 2023 mowing of the common areas has been sub-par. Ted Miller stated that Patience Maintenance was not qualified to perform mowing and their contract will not be considered in 2024. Feedback from Board members was Patience Maintenance did not perform work on a consistent basis, with lack of care and attention to detail. Management has been instructed to request bid for landscape services in 2024 from Jerrys Irrigation Company, who performed irrigation maintenance for the remainder of the season, after Patience Maintenance was terminated.
 1. Vacant Lot owners received 3 scheduled letters with reminders to maintain lots accordingly. Several owners failed to perform, and work was performed by Stoney Ridge HOA and billed back to owners. Expectation for 2024 is that notices will go out in May, July, and September for maintenance.
 2. Tree trimming is scheduled with B&B for later this Fall. All trees over walkways, sidewalks, and in medians should be trimmed.

5. Committee Reports and Updates

- a. Architectural Control Committee (ACC) is currently made up of (3) members to review applications for new construction, exterior changes, and landscape design.
 - i. No current applications to review/approve.

6. Open Forum

- a. Enforcement of trailers/RVs and courtesy notices to owners. Education should take priority and management has been instructed to begin heavy enforcement and assess fines, as necessary. A variance waiver will be granted to owners whose lots are not compatible with the current regulations.

7. Old Business

8. New Business

- a. The Annual Ownership meeting will be held on 10/18/2023 at 6 PM at the Silt Branch Library.
- b. Travis Still would like to note that the drainage issue near his house is still not resolved.

9. Motion to Adjourn

- a. A motion was made by Eric Arnette to adjourn the meeting at 8:15 PM. Seconded by Travis Still. Passed Unanimously.

Laura Brown

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