

Stoney Ridge Homeowners Association

Board of Directors Meeting
January 8th, 2024 at 6 PM
ZOOM

MEETING MINUTES

A meeting of the Board of Directors for Stoney Ridge Homeowners Association was held January 8th, 2024, at 6 PM via ZOOM.

1. Roll Call – Board of Directors (2/5 Members Present)
 - a. Ted Miller – President (Present)
 - b. Eric Arnette – Vice President (Present)
 - c. Rebecca Reeder – Secretary/Treasurer (Absent)
 - d. Travis Still – Board Member (Absent)
 - e. Steve Sandoval – Board Member (Absent)
 - f. Laura Brown – Association Manager, Property Professionals (Present)
2. Call to Order
 - a. A quorum was not established, but Board members present continued with an informal discussion.
3. Approval Action Items
 - a. Minutes from the Board of Directors meeting from 9/13/2023 were provided to the Board via email. Minutes could not be approved due to lack of quorum.
4. Board of Directors Update
 - a. Management provided the Board of Directors with Q1 Education from the HOA Resource Center, specifically slideshows related to HOA Basics, Due Diligence for Board Members, and Board Responsibilities after HB22-1137. Board members were provided with a Code of Conduct and Description of Officers for their review and reference.
 - b. Current Board members are interested in continuing to serve beyond their one-year term, however Board members were not elected because of lack of quorum.
 - i. Rebecca Reeder informed management via email that she will not be available to continue to serve on the Board and that position is now vacant. Management will send out another round of candidate applications.
5. Management Report – Laura Brown, Association Manager
 - a. Financial Review
 - i. Management presented the Board of Directors and members with year-end (2023) financials.
 1. Current bank balances as of 12/31/2023: \$17,883.42 (Operating) and \$16,945.22 (Reserve) and \$39.60 in the Construction Deposit account.
 2. Current Delinquencies as of 12/31/2023: \$695.00 (4 owners)
 - b. Covenant Enforcement

- i. The Board members present would like the HOA to take a proactive approach and schedule letters to vacant lot owners according to the following schedule: April, June, and August.
 - ii. Management discussed the current status of owners who remain in non-compliance and the process for notices and fines according to the updated policies.
 - c. Committee Reports and Updates
 - i. Architectural Control Committee (ACC) is currently made up of (3) members to review applications for new construction, exterior changes, and landscape design.
 - ii. One owner (1466 Stoney Ridge Drive) submitted an application for a variance for Trailer/RV Storage to be presented to the committee for review. Ted Miller, representative of the ACC, instructed management to gather additional information, including a diagram referencing lot lines, in order to move forward.
6. Open Forum
7. Old Business
8. New Business
 - a. Management provided the Board with a final invoice from Patience Maintenance for landscape and irrigation services. The total contract amount was \$19,000 to include weekly mowing and regular irrigation maintenance. Patience Maintenance failed to maintain the irrigation system adequately and was subsequently dismissed from his irrigation duties on May 16th, 2023 due to lack of quality and standard of care. He was permitted to continue landscape maintenance. Management provided the Board with Patience Maintenance's final bill for \$12,000. To date, he has been paid \$14,738, leaving \$4,262 left in his contract. Irrigation costs for the season, paid to Alan Cotton with the Lawn Service was \$5,219 + \$6,305 to Jerry's Irrigation.
 - i. Due to the costs of repairs caused by Patience Maintenance's negligence and lack of quality of care, the Board members instructed management to schedule a meeting with Western Law Group to discuss the position of the Board as it relates to the responsibility of payment for services not rendered or performed to a sub-par standard, causing additional damage and costs to the Association.
9. Motion to Adjourn
 - a. A motion was not made to adjourn because of lack of quorum.



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