

## **Stoney Ridge Homeowners Association**

Board of Directors Meeting  
January 29<sup>th</sup>, 2025 at 6 PM  
ZOOM

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### **BOARD MEETING MINUTES**

A meeting of the Board of Directors for Stoney Ridge Homeowners Association was held January 29<sup>th</sup>, 2025, at 6 PM via ZOOM.

1. Roll Call – Board of Directors (4/5 Members Present)
  - a. Ted Miller – Present
  - b. Eric Arnette – Present
  - c. Sam Engen – Present
  - d. Travis Still – Present
  - e. Steve Sandoval – Absent
  - f. Laura Brown – Association Manager, Property Professionals (Present)
2. Call to Order
  - a. With 4/5 Board members present, a quorum was established, and the meeting was called to order at 6:01 PM by Laura Brown.
3. Kevin Atchison from Property Professionals provided a general market analysis and subdivision summary of recent sales activity.
4. Approval Action Items
  - a. Minutes from the Board of Directors meeting from 9.4.24 and email chain on 10.3.24 were provided to the Board via email. A motion was made by Eric to approve the minutes as written. Seconded by Ted. No further discussion. Unanimously passed.
5. Board of Directors Update
  - a. Management provided the Board of Directors with Q1 education, including an Association Governance Model Report from Community Association Institute, a slideshow from the HOA Resource Center titled Board Member Roles and Responsibilities, and a reference sheet for the Board of Directors with a Code of Conduct and Description of Officers according to the Association's Bylaws.
6. Management Report – Laura Brown, Association Manager
  - a. Management provided the Board of Directors with Year-End financials as of 12/31/2024.
    - i. Balance Sheet: \$14,122.27 (Operating), \$16,984.61 (Reserve), and \$5k (Construction Deposit).
    - ii. Current Delinquencies as of 1/24/2025: \$4611.60 (2 owners) – Management provided the Board with a quick recap of the delinquency process and current payment plans. The Board would like to proactively offer a payment plan for 2025 dues for the 2 owners who are arrears for 2024. Eric would like to get ahead of it now. Ted and Travis agree to offer a payment plan.
  - b. Seasonal Maintenance
    - i. Ted Miller provided the Board and Management with a quick summary of the vendor dispute that has now been resolved. This vendor is now paid in full with a final payment of \$4k. Ted states that he was not happy with the legal fees, but glad the issue is now resolved.

- ii. Upcoming Lot Maintenance – Deadline: 5/15, 7/15, 9/15, with notices/reminders out on 4/15, 6/15, 8/15. Charges for coordinating and performing lot maintenance = \$350/lot.
- iii. Management provided the Board with the landscape contract for this year from Daly. Eric made a motion to approve the contract as written. Seconded by Ted. No further discussion. Passed unanimously.
- iv. Management noted that pump maintenance will be necessary and Levi Sherman with High Country Pump Services is expected to put together an estimate for some proactive maintenance and replacement of our current pump for long-term sustainability.
- v. Management provided a quick synopsis of the FICo charge that is new this year. Ted Miller attended a meeting with SWCD and the FICo Board to discuss the user charge, along with two other HOAs and it was determined that it was necessary to keep up with the costs of inflation. The user charge will only be charged to lots who are currently tied into the system and we can expect an increase/tiered approach in the future.
- vi. Jerry's Irrigation is expected to perform an alleyway tie-in to the irrigation system to allow for more consistent flow and pressure to the upper part of the neighborhood. This project was estimated at \$4500 last Fall but was unable to be completed because of the weather. As soon as the weather warms up, this project will be scheduled.
- c. Management reminded members present about the restrictions for RV, trailer, Boat storage and gave an update on violations.
- d. Management confirmed that a new Code Enforcement officer has been hired by the Town and residents should see an increase in oversight for street parking and code violations. Owners are encouraged to report any issues with sidewalks and street maintenance to the Town via "TextMyGov" function – Simply text "Hi" to 970.876.6007.
- e. Committee Reports and Updates
- 7. Architectural Control Committee (ACC) is currently made up of (3) members to review applications for new construction, exterior changes, and landscape design. No current applications at this time.
- 8. Community Comment
  - a. None presented at this time.
- 9. Old Business
  - a. None presented at this time.
- 10. New Business
  - a. None presented at this time.
- 11. Motion to Adjourn
  - a. A motion was made by Travis to adjourn at 6:54 PM. Seconded by Eric. No discussion. Passed unanimously.

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