

Stoney Ridge Homeowners Association

Board of Directors Meeting Minutes - DRAFT
May 13th, 2026 at 5:30 PM via ZOOM

1. Call to Order: The meeting was called to order at 5:34 PM by Laura Brown, Association Manager from Property Professionals.
2. Roll Call – Board of Directors
 - a. Eric Arnette (Present)
 - b. Travis Still (Absent)
 - c. Steve Sandoval (Present)
 - d. Sam Engen (Present)
 - e. Laura Brown (Present)

A quorum of the Board was confirmed.

3. Approval of Prior Minutes

A motion was made by Sam Engen to approve the March 3rd, 2026 Board Meeting Minutes as presented. The motion was seconded by Erin Hamilton. Motion carried unanimously.

4. Board of Directors Update

- a. Community Firewise / Mitigation Efforts + Individual Home Inspection
Resource: Management provided an update regarding ongoing wildfire mitigation education and community awareness efforts due to anticipated drought conditions throughout the region. Residents were encouraged to participate in individual home wildfire assessments and continue defensible space practices around their properties.
- b. Lawn Conversion and Waterwise Landscaping: The Board and management discussed long-term drought mitigation strategies, including: Waterwise landscaping concepts, reduced irrigation demand, native and drought-tolerant landscape alternatives, and long-term sustainability planning for common areas and residential irrigation expectations. Several homeowners expressed concern regarding the practicality and cost of converting existing landscaping that has been established over many years.

5. Management Report – Laura Brown

- a. Q1 2026 Financial Review: Management reviewed the Association's April 30, 2026 financial statements.
 - i. Key discussion points included water share expenses and irrigation maintenance costs continuing to increase due to regional drought and infrastructure concerns.
 - ii. Management also reviewed homeowner receivables and noted current outstanding balances totaling approximately \$11,079.28.

6. Seasonal Maintenance

- a. Vacant Lot Maintenance Reminder: Management reminded owners of vacant lot maintenance deadlines scheduled for: May 15, July 15, September 15. Owners were reminded of the importance of weed mitigation and general maintenance due to elevated wildfire concerns throughout the region.
- b. Landscape / Irrigation – Common Areas: Management provided a general update regarding seasonal landscaping operations and irrigation maintenance.
- c. Ditch Irrigation (SWCD, FiCO Shares) – Pump Canal
 - i. Drought Management Policy and Recommendations: A substantial portion of the meeting focused on irrigation availability, drought conditions, and future water access concerns affecting the community. Discussion included: Reduced water availability from Green Mountain Reservoir, ongoing uncertainty surrounding Farmers Irrigation Company water delivery, current and future availability of water through the pump canal system, estimated costs associated with startup and winterization of the irrigation system, potential connection opportunities with the Town of Silt for supplemental irrigation access. concerns regarding fire danger, landscaping preservation, property values, and long-term sustainability.
 - ii. Management explained that the Association had received information indicating severely reduced available water allocations this season and discussed the operational and financial concerns associated with activating the irrigation system for limited periods of water availability.
 - iii. Several homeowners expressed frustration regarding communication surrounding irrigation decisions, timing of information received from various water entities, potential costs associated with startup and operation of the irrigation system, long-term impacts to landscaping and property values.
 - iv. Homeowners also requested additional transparency and community involvement regarding future major irrigation and financial decisions. The Board and management acknowledged homeowner concerns and encouraged additional owner participation through committees and future board service opportunities. Discussion also included the possibility of individual metering through the Town of Silt, potential estimated monthly costs for town water access, long-term infrastructure limitations within the subdivision, preservation of trees and landscaping during drought conditions, exploration of future funding and operational strategies
 - v. No formal motion was made to activate the irrigation system during the meeting. The Board agreed that additional information is necessary prior to any long-term financial or infrastructure commitments.

7. **Committee Reports & Updates:** No formal Architectural Control Committee report was presented. The Board and management discussed the importance of owner involvement and expressed support for creating additional community committees as needed.

- 8. Community Comment:** An extensive community comment period was held. Homeowners shared concerns, questions, recommendations, and feedback regarding irrigation access, water rights, drought management, HOA communication, financial impacts to homeowners, future decision-making processes, property value preservation, and fire mitigation concerns.
- a. Management acknowledged homeowner frustrations and reiterated the importance of constructive participation and volunteer involvement within the Association.
 - b. Several homeowners expressed interest in serving on the Board and/or participating in a future irrigation committee.

9. Old Business: No additional old business was formally discussed..

10. New Business:

- a. 2026 Board Meeting Dates: September 2, 2026 at 5:30 PM.
- b. Irrigation Committee Formation: The Board discussed formation of a volunteer irrigation committee to gather information regarding alternative water access, coordinate with local water entities (SWCD, FICo, TOS), explore costs and operational requirements, assist with future communication and recommendations to the Board.
 - i. Management will distribute additional information to owners regarding volunteer opportunities and future meeting scheduling

11. Adjournment: A motion was made by Eric Arnette to adjourn the meeting. The motion was seconded by Erin Hamilton. The motion carried unanimously. The meeting adjourned at approximately 7:13 PM.

Respectfully submitted,

Laura Brown
Association Manager
Property Professionals
970.625.2255
HOA@PropertyProsTeam.com

Approved by the Board of Directors on July 15, 2026