

**Stoney Ridge Homeowners Association**

Board of Directors Meeting  
September 22<sup>nd</sup>, 2025 at 6 PM  
ZOOM

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**BOARD MEETING MINUTES**

1. Call to Order: The meeting was called to order at 6:02 PM by Laura Brown, Association Manager from Property Professionals.
2. Roll Call – Board of Directors
  - a. Eric Arnette (Absent)
  - b. Travis Still (Present)
  - c. Steve Sandoval(Present)
  - d. Sam Engen (Present)
  - e. Laura Brown (Present)
3. Approval of Prior Minutes
  - a. Motion to approve minutes from 1/29/2025 made by Sam.
  - b. Seconded by Travis.
  - c. Vote: Unanimously approved.
4. Board of Directors Update
  - a. Board Education: 2025 Legislative Tracker reviewed, including updates affecting HB25-1043 and collection procedures. Collection Policy Update: Effective October 2025 per the Association’s attorney. Policy mirrors current Colorado legislation and clarifies timelines for delinquency notices, lien filings, and payment plan requirements.
    - i. Motion to approve policy “as written” made by Sam
    - ii. Seconded by Travis
    - iii. Vote: Unanimously approved.
5. Management Report – Laura Brown
  - a. YTD Financial Report (as of 8/31/25)
    - i. Total Income: \$50,254.30
    - ii. Total Expenses: \$44,360.56
    - iii. Net Operating Income: \$5,893.74

Primary drivers discussed: Landscaping expenditures exceeded budget due to irrigation inefficiencies and increased onsite needs. Irrigation Repairs & Maintenance significantly over budget (170% variance). Water share expenses remain elevated.

- b. 2026 Proposed Budget(s). Three budget scenarios were reviewed:
  - i. Budget A: Dues remain \$350 → \$1,500 deficit
  - ii. Budget B: Dues increase to \$360 → \$139 deficit
  - iii. Budget C: Dues increase to \$375 → includes \$2,000 in equipment maintenance

Discussion focused on Rising Farmers Irrigation Company (FICo) costs and the future increases (possible escalation to \$250 per user). Need for balanced and transparent budgeting.

Water access must remain stable regardless of fee disputes. Net adjustment: The Board supported Budget C, with a \$39 transfer from reserves to net out the deficit.

- iv. Motion: Approve Budget C with the reserve adjustment made by Sam.
- v. Seconded by: Steve
- vi. Vote: Unanimously approved

- c. Seasonal Maintenance
  - i. Stoney Ridge Sign: Sign is bent and requires repair/replacement in spring.
  - ii. Vacant Lot Maintenance: Reminder issued for 5/15, 7/15, 9/15 deadlines. Current rate: \$350 per lot for coordination and work to be performed by Daly.
  - iii. Tree Maintenance: Board discussed pending trim and potential cleanup needs.
  - iv. Landscape & Irrigation – Common Areas: Ongoing issues discussed related to:
    - 1. Inconsistent irrigation performance
    - 2. Overwatering in certain zones
    - 3. Outdated or inefficient sprinkler heads
    - 4. Need for improved startup/shut-down checks
    - 5. Potential improvements: Updated heads/nozzles, Reduction of unnecessary heads, Establishing backup/secondary irrigation contact. Jerry to provide a written recommendation on pump size, tank capacity, and system efficiency upgrades.
  - v. Ditch Irrigation (SWCD, FICo Shares): FICo charges will increase by \$25 per lot. Discussion on whether fee structure reflects true "users" vs taps; prior attorney opinion confirmed FICo bylaws support their method. Laura to contact water attorney for flat-rate consult on future options.
- 6. Committee Reports & Updates
  - a. Architectural Control Committee (ACC): ACC working on updating design guidelines for exterior modifications. Recent submittals reviewed; no outstanding violations.
- 7. Community Comment: Discussion about hillside water waste and improving efficiency. Owners encouraged to report concerns directly to management. Emphasis placed on long-term xeriscaping potential; irrigation fees will still apply unless a property fully disconnects from the irrigation system.
- 8. Old Business: None discussed requiring Board action.
- 9. New Business:
  - a. Annual Ownership Meeting: October 28, 2025 at 6:00 PM at the Library (pending confirmation). Jerry invited; Zoom option may be provided.
  - b. Storage and Parking Concerns: Ongoing issues with temporary storage, vehicles, and campers on vacant lots. Item added to Annual Meeting agenda for community discussion. HOA does not regulate public street parking; enforcement rests with the town.
- 10. Motion to Adjourn
  - a. Motion made by Sam to adjourn at 7:18 PM made by Sam
  - b. Seconded by: Steve
  - c. Vote: Unanimous

**Laura Brown**  
Association Manager  
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APPROVED: Board of Directors Meeting 3.3.26

STR: Board Meeting Minutes 9.22.25