

## Stoney Ridge Homeowners Association

Board of Directors Meeting Minutes  
March 3<sup>rd</sup>, 2026 at 5:30 PM via ZOOM

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1. Call to Order: The meeting was called to order at 5:47 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)

A quorum of the Board was established. The Board acknowledged lighter attendance than anticipated and discussed the importance of continued owner participation, future recruitment efforts, and encouraging additional community involvement moving forward.

### 3. Approval of Prior Minutes

A motion was made by Sam Engen to approve the September 22, 2025 Board Meeting Minutes as presented. The motion was seconded by Travis Still. The motion carried unanimously.

### 4. Board of Directors Update

- a. Board Education (Reserve Study Funding) Management provided educational discussion regarding long-term reserve planning, proactive maintenance practices, and the importance of financial preparation for future common area repairs and replacement projects. Discussion included maintaining financial stability while balancing ongoing operating costs, irrigation infrastructure concerns, landscaping obligations, and future maintenance responsibilities throughout the community. The Board acknowledged the importance of continuing reserve planning discussions moving forward. The Board also discussed future community planning considerations related to wildfire mitigation, landscape management practices, and evolving building and fire safety code requirements impacting future development and maintenance standards within the community.

### 5. Management Report – Laura Brown

- a. 2025 Year-End Financial Review: Management reviewed the Association’s 2025 year-end financial reports with the Board. Key discussion items included:
  - i. Total operating income for 2025 was approximately \$53,369.20. Total operating expenses for 2025 were approximately \$54,372.76. The Association ended the fiscal year with a net operating loss of approximately \$1,003.56.
  - ii. Landscaping and irrigation-related expenses remained the Association’s largest operating expense category during the year. Utility costs, including water shares and electric usage, exceeded budget projections due to irrigation and operational demands. The Board discussed concerns regarding rising electric rates, increasing water share assessments, and possible meter-reading discrepancies contributing to elevated utility costs. Delinquencies remained relatively low overall, with approximately \$830.03 outstanding at year-end from two owners/accounts.

**b. Seasonal Maintenance**

- i. Stoney Ridge Sign at Roundabout – Maintenance Needed. Management reported that the monument sign located at the roundabout is in need of maintenance and repair due to bent support legs, potentially caused by vehicle impact. The Board discussed possible repair options including replacing the sign structure, wrapping the base in stone to better match the community aesthetic, and evaluating possible insurance coverage depending on deductible amounts and claim feasibility.
- ii. Stoney Ridge Entrance Sign (Stoney Ridge Drive) – Maintenance Completed. Management confirmed maintenance work on the Stoney Ridge Drive entrance sign has been completed, including replacement of multiple light bulbs and general maintenance improvements.
- iii. Vacant Lot Maintenance Deadline Reminder – 5/15, 7/15, 9/15: Management reminded the Board of the established seasonal vacant lot maintenance deadlines and discussed continued enforcement efforts to maintain community appearance standards and reduce weed concerns throughout the neighborhood. The Board reviewed updated enforcement procedures and increased compliance-related charges intended to encourage owners to maintain their own lots in a timely manner rather than relying on Association-contracted landscaping services.
- iv. Tree Maintenance (Owner vs. HOA Responsibility): The Board discussed clarification regarding owner versus Association responsibility for tree maintenance throughout the community. Discussion included: Tree trimming responsibilities, Root concerns and sidewalk impacts, Tree treatment and root-feeding possibilities, visibility and safety concerns, and long-term maintenance expectations for owners and common areas. Management noted the HOA remains responsible for common area and median landscaping while owners remain responsible for trees located on private lots unless otherwise specified in the governing documents.
- v. Landscape/Irrigation – Common Areas: The Board discussed the importance of irrigation inspections, owner education, and water conservation efforts, particularly in anticipation of ongoing drought concerns and increased water costs. Discussion included: Smart irrigation and monitoring options, water conservation practices, grass cutting frequency and mowing adjustments, allowing grass to remain slightly longer during hotter months to improve moisture retention, maintaining current weekly mowing schedules while allowing for slightly extended growth periods, trimming around bushes and trees, community landscaping appearance standards, and volunteer participation opportunities related to landscaping and beautification efforts.
- vi. The Board discussed the possibility of adjusting watering schedules from every-other-day to every-third-day schedules depending on drought conditions and future water availability. The Board also discussed future enforcement options for unauthorized watering if drought restrictions become necessary. Management was directed to coordinate an on-site irrigation and landscape walk-through with Daly Property Services, irrigation vendors, and interested Board members prior to irrigation startup.
- vii. Management will also provide future reminders regarding scheduled mowing days and landscape maintenance activities.
- viii. Ditch Irrigation (SWCD, FICo Shares): Attorney Engagement and Discussion: Management and the Board discussed ongoing concerns regarding ditch irrigation

operations, water shares, and future water availability. Management confirmed the Association incurred approximately \$2,200 in legal review costs related to the Farmer's Irrigation matter. Legal counsel advised portions of the irrigation agreements and governing documents remain somewhat vague and potentially subject to interpretation, though Farmer's Irrigation has remained firm in its current position. Discussion included: Ongoing coordination with SWCD and Farmer's Irrigation Company, future irrigation costs and water share increases, potential legal and operational concerns related to irrigation delivery and water rights, community education regarding irrigation limitations and seasonal expectations, and future planning considerations related to metered water and long-term irrigation sustainability. Management will also distribute future notices regarding Farmer's Irrigation annual meetings and related irrigation updates.

#### **6. Committee Reports & Updates**

- a. 2026 Architect Contract Proposal: Management presented the proposed 2026 architectural review contract with Kelleigh Condon for Board consideration. Discussion included architectural review procedures, enforcement consistency, and maintaining architectural harmony throughout the community. The Board also discussed increasing concerns regarding highly reflective or non-traditional exterior color selections and reaffirmed the community's preference for natural and earth-tone color palettes consistent with existing design standards.
  - i. A motion was made by Sam Engen to approve the 2026 Architectural Contract Proposal as presented. The motion was seconded by Erin Hamilton. The motion carried unanimously.
    1. Management was directed to forward the approved agreement for electronic signature completion.

#### **7. Community Comment:**

- a. Owners in attendance participated in community discussion regarding: irrigation concerns and future water availability, landscaping standards and watering schedules, wildfire mitigation considerations, community maintenance priorities, and architectural review processes and modifications.
- b. Management also reviewed the process for filling vacant Board positions and encouraged interested owners to contact management or attend future meetings to become more involved in the Association.
- c. The Board and Management thanked residents for their participation and continued involvement in community matters.

#### **8. Old Business:**

- a. The Board revisited prior discussions regarding irrigation and drought planning, fence and rule clarification discussions, watering schedules, community appearance standards, long-term maintenance planning, and pending architectural modification and fencing concerns on Stoney Ridge Drive. Management was directed to follow up with the applicable owner regarding pending addition and fencing review procedures and provide a friendly reminder regarding required modification approval processes.
- b. No formal action was taken during Old Business.

#### **9. New Business:**



- a. 2026 Board Meeting Dates: The Board discussed proposed 2026 meeting scheduling and availability. After discussion, the following meeting dates were established: May 13, 2026 at 5:30 PM and September 2, 2026 at 5:30 PM.

**10. Adjournment:** A motion was made by Sam Engen to adjourn the meeting. The motion was seconded by Steve Sandoval. The motion carried unanimously. The meeting adjourned at approximately 6:31 PM.

Respectfully submitted,

Laura Brown  
Association Manager  
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**Approved by the Board of Directors on 5/13/2026**