

Stoney Ridge Homeowners Association

Board of Directors Meeting
January 31st, 2023, at 6 PM
Silt Branch Library

MINUTES

A meeting of the Board of Directors for Stoney Ridge Homeowners Association was held January 31st, 2023, at 6 PM at the Silt Branch Library.

1. Roll Call – Board of Directors
 - a. Ted Miller – President
 - b. Eric Arnette – Vice President
 - c. Rebecca Reeder – Secretary/Treasurer
 - d. Travis Still – Board Member
 - e. Steve Sandoval – Board Member
2. Call to Order
 - a. The meeting was called to order at 6:05 PM by Ted Miller.
3. Approval Action Items
 - a. A motion was made by Eric Arnette to approve the meeting minutes from the August 22nd, 2022, meeting. Seconded by Steve Sandoval. Passed Unanimously.
4. Management Report – Laura Brown, Association Manager
 - a. Laura Brown introduced herself to the owners who were present. Quick review of expectations of owners and vendors. Management provided owners and Board members with education regarding the recent law changes.
 - b. Ted Miller provided owners and management with a history of the landscape vendors, irrigation pump repairs and wanted to confirm irrigation maps that were created by Sanctuary Landscaping were turned over during the transition. Management will confirm.
 - c. Financial Review
 - i. A motion was made by Eric Arnette to add **Laura Brown** with Property Professionals as a signer and remove **Debbie Sanderson** on the following accounts:
 - a. xxxx2135 (Operating)
Seconded by Ted Miller. Passed Unanimously.
 - ii. A motion was made by Eric Arnette to add **Ted Miller** to the following account:
 - a. xxxx2999 (Reserve) and new Construction Deposit Account.
Seconded by Steve Sandoval. Passed Unanimously.
 - iii. A motion was made by Eric Arnette to open a new escrow account for the specific purpose of holding the NEW CONSTRUCTION DEPOSITS as required by the ACC.
 - a. Signers to be Ted Miller and Rebecca Reeder.
Seconded by Steve Sandoval. Passed Unanimously.
 - d. Pending Projects and Follow-up

- i. Policies and Procedures/Rules and Regulations – Review and update of current policies is needed to fulfill the requirements from the State of Colorado.
 1. Estimate received is ~\$1800 for review and draft of all current policies. Management will finalize the costs with Western Law Group and email the Board for final approval.
 5. Committee Reports and Updates
 - a. Architectural Control Committee (ACC) is currently made up of (3) members to review applications for new construction, exterior changes, and landscape design. Board members discussed whether an architect is required/needed to review final plans for approval. Management will reach out to three local architects for pricing, availability, and interest.
 - i. Items to consider: Max hours vs. Flat fee. Stamp of Approval.
 6. Open Forum
 - a. Owner present informed management of some “in-progress” action items, to address and follow up
 - i. Ordering irrigation water – priority and scheduling.
 - ii. Landscape requirements for lots. Height requirements vs. twice/year. Can we build this into our 2023 landscape contract and bill it back to the owner? Management will review documents to confirm and ask landscapers to include this in their bids for the upcoming season.
 - b. Enforcement of trailers/RVs and courtesy notices to owners. Education should take priority and the Board will email additional direction on enforcement procedures.
 - c. Owners present discussed holding a block party to get the community involved.
 7. Old Business
 8. New Business
 - a. 2023 Proposed Meeting Dates
 - i. Board of Directors: Week of March 21st (Tues). Management will confirm library availability.
 - ii. Ownership: To be held in October.
 1. Community event – May 6th, 2023. Management will assist in coordination and communication. Steve Sandoval offered his yard as meeting space.
 9. Motion to Adjourn
 - a. A motion was made by Ted Miller to adjourn the meeting at 7:22 PM. Seconded by Steve Sandoval. Passed Unanimously.
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