

Stoney Ridge Homeowners Association

Board of Directors Meeting
September 4th, 2024 at 6 PM
ZOOM

BOARD MEETING MINUTES

A meeting of the Board of Directors for Stoney Ridge Homeowners Association was held September 4th, 2024, at 6 PM via ZOOM.

1. Roll Call – Board of Directors 4/5 Members Present)
 - a. Ted Miller – President (Present)
 - b. Eric Arnette – Vice President (Present)
 - c. Sam Engen – Secretary (Present)
 - d. Travis Still – Board Member (Absent)
 - e. Steve Sandoval – Board Member (Present)
 - 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 6:06 PM by Laura Brown.
3. Approval Action Items
 - a. Minutes from the Board of Directors meeting from 5.8.24 were provided to the Board via email. A motion was made by Ted to approve the minutes with a minor edit/typo on Item **5e.** (“is currently”). Seconded by Sam. No further discussion. Unanimously passed.
4. Board of Directors Update
 - a. Management provided the Board of Directors with Q3 education, including a summary of the 2024 legislation affecting HOAs.
 - b. Management presented the Board with the attorney-drafted collection policy in accordance with the change in legislation for review ahead of the meeting. A motion was made by Sam to approve the updated collection policy as written. Seconded by Ted. No further discussion. Passed unanimously.
 - c. Management presented the Board with the BOIR requirements that is new for 2024, including FAQs and instructions on how to file. Management proposed the option to have a bookkeeper or CPA vs. the Board file. The Board would like additional time to review before sending it out to a third party.
5. Management Report – Laura Brown, Association Manager
 - a. Management provided the Board, and owners present with a summary of the landscape and irrigation season. Ted gave a brief summary of the issues with the irrigation pump that had to be replaced this year. The goal is always to be proactive instead of reactive. Ted has asked Levi Sherman to provide a summary and list of recommendations for the Board to consider in 2025. Steve wanted confirmation that this is the second pump that has been replaced in 2 years.
 - i. Ted also provided members with an update with another major project/goal to help equalize the pressure and hopefully provide consistent pressure to the upper parts of the neighborhood by removing concrete and parts of the road to access the current pipes underground in the alleyway near Fieldstone and connect the system. Ted stated that this should have been done during original construction/development, and he would like the Board to consider requesting payment for this project from Kelly Lyons. Affected residents are on First Mesa Drive and above, who have consistent pressure issues.

- ii. Steve would also like to see the irrigation heads in smaller areas capped or changed to smaller heads, specifically the roundabouts, which are watering the streets. Overall, the Board is satisfied with the services from Daly (landscaping) and Jerry (irrigation).
- b. Management noted damage to the Stoney Ridge sign at the roundabout. It looks like someone may have backed into it, leaving one leg significantly damaged.
- c. The Board continues their dispute with Patience Maintenance (2023 landscape and irrigation vendor) for non-payment due to lack of services and damage to the system due to this vendor's negligence. They will be moving forward with their attorney and seeking a counter claim for damages.
- d. Management provided the Board of Directors with YTD financials as of 8/31/2024.
 - i. Balances as of 3/31: \$7,085.45 (Operating), \$16,970.31 (Reserve), and \$5k (Construction Deposit).
 - ii. Current Delinquencies as of 3/31: \$4546.53
 - iii. Management provided the Board 5 proposed budgets, titled A-E with dues ranging from the current amount of \$330 - \$425.
 - 1. A - With dues remaining at \$330, there is a current deficit of \$8275, which includes the 5k estimate for a new pump as recommended by Levi Sherman. This budget maintains current services and reflects a 3% transfer into reserves. **Does not include new charge assessed by Farmer's Irrigation Company/Silt Water Conservancy District of \$50/lot (94 lots currently accessing irrigation water).**
 - 2. B – Dues at \$355 would allow for base operating expenses, new pump, and equivalent reserve transfer, but a deficit of \$5005. **Does not include new charge assessed by Farmer's Irrigation Company/Silt Water Conservancy District of \$50/lot (94 lots currently accessing irrigation water).**
 - 3. C – Dues at \$390 would include all services and reserve transfer, but a deficit of \$205. **Does not include new charge assessed by Farmer's Irrigation Company/Silt Water Conservancy District of \$50/lot (94 lots currently accessing irrigation water).**
 - 4. D – Dues at \$390 would include all base operating expenses, but forgoing pump replacement and allocating funds towards the Farmer's Irrigation charge of \$50/lot (94 lots).
 - 5. E – Dues at \$425 would include all base operating expenses including reserve transfer, pump replacement, and the Farmer's Irrigation charge.
- e. Collections
 - i. A payment plan was approved by the Board and accepted by Caleta Construction for the 33 lots that are in arrears for 2023 dues, 2024 dues, and legal fees associated with the filing of 10 liens prior to the end of 2023. This owner has been making payments, although not consistent with his payment plan, and the attorney handling the collections is optimistic that we can work to solve his delinquency without additional liens or legal fees. Management will confirm which (if any) liens have been filed and continue on with the delinquency process according to the updated Collections Policy.
- f. Covenant Enforcement
 - i. Rob Sperry requested a formal hearing from the Board regarding his small trailer that is parked outside of his fence along the alleyway. He has requested a variance based on the

location of his fence due to underground utilities. The Board would like to see additional documentation on the location of his fence and the utility lines that run throughout before they can make a final decision and waive any fines.

- g. Committee Reports and Updates
 - i. 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.
- 6. Community Comment
 - a. None.
- 7. Old Business
 - a. None.
- 8. New Business
 - a. The Annual Meeting is scheduled for 10/22 at 6 PM at the Silt Library.
- 9. Motion to Adjourn
 - a. A motion was made by Ted to adjourn at 7:33 PM. Seconded by Steve. No discussion. Passed unanimously.



Laura Brown

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