

Minutes were modified at Dec 15, 2016 meeting. Approved as modified.

Stone Canyon Ranch Homeowners Association
Annual Meeting
December 8, 2015

Minutes

The meeting was called to order by David Caldwell, HPM at 6:30PM

Introduction of current Board of Directors:

- Bud Haupt, Board Member
- Trent Spendrup, Board Member
- Mark Swartz, Board Member/ACCO (not present)
- Bruce Milyard, Board Member/ACCO
- Brent Prosser, Board Member/ACCO
- Dana Prosser, ACCO

Introduction of Heritage Property Management team:

- David Caldwell, Owner
- Debi Caldwell, Owner

Members present: Bruce Milyard, Steven Weinberg, Trent Spendrup, Brent Prosser, Bud Haupt, and Judy Wicker. 3 proxies were received.

Motion made to approve minutes of December 16, 2014 Annual Meeting. M/S/C

2016 Budget:

Motion made to increase dues to \$2,000/year effective 1/1/16. M/S/C

Motion made to increase Grounds Maintenance line item from \$5,050 to \$7,000. M/S/C

Motion made to increase Special Improvement Project (pump) line item from \$3,500 to \$6,000.

M/S/C

Motion made to approve budget approved as modified. M/S/C

Old/Unfinished Business:

Discussion regarding paying HOA dues on a lot, which includes irrigation water. Water is an asset to the lot and increases its value. Water rights belong to the HOA, not the individual owner.

New Business:

- a) Hire WD Yards to re-program the pump.
- b) Pump Rebuild-Currently have quotes from Deep Creek and WD Yards. Motion made to hire WD Yards to do landscaping and pump (they will sent to Munroe). M/S/C
- c) Seepage on So Broadway - Bruce will look at the soils report.
- d) Increasing yearly dues - Motion to increase dues to \$2,000/year effective 1/1/16. M/S/C
- e) Property Owners lot maintenance - Discussion regarding making neighborhood as good as can be. Fencing becomes an issue due to the HOA not maintaining. Continuity is needed.

ACCO could maybe come up with a plan to obtain same contractor. Bruce will look into this.

- f) Common areas landscaping - Bruce will talk to Shevone Roberts Landscaping regarding a plan for the front entry.
- g) Brent is aware the ACCO need the revised landscape plan
- h) Restore front lighting - Bruce and Steve will evaluate
- i) Review lighting requirements in CCRs - Requires level of lighting to be lower. Low wattage is suggested.
- j) Vehicle parking requirements - contractors to be reminded not to park on neighbor's property.
- k) Meet with Redlands Water Company regarding plantings in right-of-way - Trees cannot be planted near the ditch due to pipe.

Nomination and Election of Board Members

Bruce Milyard was nominated and is a newly elected Board Member.

Meeting adjourned at 8:35 PM

Minutes taken by
Debi Caldwell
Managing Broker
Heritage Property Management