

# Stone Canyon Ranch Homeowners Association

## Annual Meeting Minutes

December 18, 2019

Meeting began at 6:05 pm.

Meeting Minutes were approved at the  
December 10, 2020 Annual Meeting.

### Introduction of the Board of Directors:

Board Member: Bud Haupt  
Board Member: Trent Spendrup  
Board Member: Brent Prosser  
Board Member: Bruce Milyard

Members present: Bud Haupt, Trent Spendrup, Brent Prosser Tom Allen & Maggie Wyatt and Bruce Milyard.  
3 proxies were received.

- Quorum was met [5 required; 8 properties were represented in person or by proxy.]

### Introduction of Heritage Team:

David Caldwell & Elizabeth Marvin

2018 Minutes were approved as written. M/S/C HPM will post approved minutes on the website.

### Old Business:

- The current VFD makes quite a bit of noise when running. It was installed in 2008. It is currently working. Trent has looked into replacing it and it is more expensive than he anticipated at \$10,000. The HOA will have WD Yards take a look at it this spring. They will likely refer issue out to Munro Supply.

### New Business:

- Dave Fisher electric provided to options for lights on the sign. Option 1 includes a solar panel with backup battery and 5 spotlights for \$3,975. Option 2 would be a LED sign bar also with solar and battery backup for \$1,065. Both of these options seem excessive as there is already power to this area and it is likely that the HOA just needs to replace the current light fixtures with upgraded fixtures for LED. May need to check the timer as well. Bruce will have his electrician take a look and report back to the Board.
- There have been some complaints about the dumpster in front of the subdivision. This dumpster belongs to the ditch company. The Board has requested that they move it, however it is located on their property. Since it is not HOA property there is not much that the HOA can do about it, however if all of the owners called they may make some changes.
- The HOA had a grate that required cleaning daily to make sure that the water was getting to the irrigation system. The ditch rider helped install some new equipment that has helped prevent issues, the new equipment also does not need to be checked or cleaned as often.
- Discussion on cleaning the cattails out of the pond.
  - If it is maintained it is easier to clean, if it is left to build up the pond will not hold as much water.
  - Typically costs about \$1,500 per year.
  - The HOA could look into a liner, which would prevent them from growing however this would allow for silt build up and the same issue may again present itself.
- There is a pipe in the right of way that needs to be repaired

- The HOA has 19 water shares and a neighboring owners has also given the HOA permission to open the gate when the pond needs water. If the water in the pond drops below the pump it will shut the pump down and must be manually primed and restarted.
- Discussion on the fences
  - Comment that a "thank you" should be sent to Tino for a job well done.
  - There are still 2 lots that need to be finished. Both currently have pending closings. Both are listed with the Kimbrough Team. The HOA will contact the agent to make sure they are aware of these issues prior to closing. HPM will also contact the title company with this information. The HOA has been in contact with the owner in question and their attorney. HOA has also spoken with an attorney regarding this issue. The owner claims that one side of the fence is part of a "landscaping easement" and belongs to the HOA - this is not correct as the fence is located on the individual owner's property.
  - The fence should be stained every 2-3 years.
  - The HOA may complete this project and charge back the individual owners. If payment is not made the HOA may place liens on the properties in question.
  - CC&R's 3.2 states that owners are to maintain the fence.

#### Presentation of Proposed 2020 Budget:

- Landscaping "off contract" was not as high in 2019 - there were not as many issues as in years past.
- There was an error in the irrigation water shares line item. This will be corrected to reflect the accurate figure.
- HOA dues will remain the same as there is currently no need to increase.
- Discussion on adequate reserves for the HOA.
  - When the HOA needs to replace the motor/pump for the irrigation system it will cost around \$10,000 - \$15,000.
  - The state indicated that HOA's should have reserves that are adequate for their individual needs.
  - The HOA is responsible for the pond, irrigation system, sign, and brick entry way.
  - The brick entry way will need to be replaced at some point as it is starting to show signs of wear.
  - The landscaping around the entry way and HOA sign should also be updated. Comment that landscaping improves the look of the HOA.
- The proposed budget was approved with correction of the Irrigation Water Shares line item. M/S/C [Approved budget will be posted on website.]
- HOA dues statements will be sent to owners around January 1, 2020.

#### Nomination and Election of Board Members:

- Bud Haupt, Trent Spendrup, Brent Prosser and Bruce Milyard all agreed to remain on the Board.
- The floor was opened up nominations/volunteers. None were received.
- Vote to approve the slate of candidates as presented. M/S/C
- Architectural Committee will remain the same (Bruce Milyard, Brent Prosser, Ryar Hayward, and Dana Prosser). They will need to approve any architectural or landscape plans that are submitted.

The meeting adjourned at 7:06 pm.

Minutes taken by  
 Elizabeth Marvin  
 Heritage Property Management