

Stone Canyon Ranch Homeowners Association

Annual Meeting Minutes

December 15, 2022

Meeting began at 6:03p.m.

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, Bruce Milyard, Tom Allen & Maggie Wyatt. 4 proxies were received.

- Quorum was met [5 required; 9 properties were represented in person or by proxy.]

Introduction of Heritage Property Management (HPM) Team:

Barbara Butzen and Briana Molinari

2021 Minutes were approved as written. M/S/C. HPM will post approved minutes on the website.

Old Business:

- Parcel locker installed and comments made that members are content with the additional space.

New Business:

- Discussion of building a reserve fund
 - Comments made that members want to keep money in main checking account with the understanding that \$25,000 is set aside for pump and \$10,000 set aside for landscaping.
- Discussion of reserve study
 - Pump system identified as largest capital asset.
 - Comments made that banks are no longer funding new mortgages for homes within HOAs without a reserve fund.
 - Suspending dues or issuing refunds would not be in the HOA's best interest.
 - HPM offered to provide some research for a reserve study to get started.
- Members want to revamp front landscaped area in the near future.
- Problems with weeds in lot of newest development
- Concerns about non-homeowners parking on street.
 - Anyone is allowed to park on public street for up to 72 hours.
 - Discussion of possibly placing large rocks to deter unwanted parking.
- Cobblestone at entrance is chipped and worn down.
 - Discussion of if this would be the responsibility of the county or the HOA
 - Snow plows identified as doing the most damage
- Discussion of removing Russian olive plants along entry way.
- Problems with an owner outside of the HOA leaving irrigation on and a flood occurring in member's crawlspace.
- Pond maintenance will be necessary in 2023.
 - Dredging and removal of cattails

Proposed 2023 Budget was presented and approved. M/S/C 0 opposed.

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 for nominations. None were received.
- Vote to approve the slate of candidates as presented. M/S/C 0 opposed

The meeting adjourned at 6:35p.m.

Minutes taken by

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Briana Molinari
Heritage Property Management

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