

# Stone Canyon Ranch Homeowners Association

## Annual Meeting Minutes

December 13, 2018

Meeting Minutes were approved at the December 18, 2019 Annual Meeting.

Meeting began at 6:03 pm.

### Introduction of the Board of Directors:

Board Member: Bud Haupt  
Board Member: Trent Spendrup  
Board Member: Mark Swartz [proxy]  
Board Member: Brent Prosser  
Board Member: Bruce Milyard

Members present: Bud Haupt, Trent Spendrup, Brent Prosser and Bruce Milyard. 4 proxies were received.

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

### Introduction of Heritage Team:

David Caldwell & Elizabeth Marvin

2017 Minutes were approved as written. M/S/C HPM will post approved minutes on the website.

### Old Business:

- The lights on the HOA sign do not work. HPM has contacted an electrician to provide a bid for LED lights. Once the bid has been received it will be forwarded to the Board.
- The water issue did not seem to be as bad this year. Homeowners will keep an eye on the issue and Redlands Water will be contacted if any problems are observed.

### New Business:

- Discussion on weed control in common areas and in individual homeowners property.
  - WD Yards should be maintaining the area along the perimeter fence- seemed to need reminders on more than one occasion.
  - The Board may need to do a walk-through with WD Yards in the spring to make sure these items are addressed.
  - The WD Yards contract is expired and a 2019 contract has not yet been received.
  - If there are concerns with specific homeowners, these homeowners will need to be contacted directly.
- Discussion ensued by having all homeowner's paint their personal fences (front and back) the same color to give a uniform appearance. The Board determined last annual meeting that the color contains the following: 50% raw umber, 50% burnt umber, lin seed oil and oil base wood sealer.
  - Per the CC&Rs, Article V, Section 5.4: the Association may levy an assessment against any Owner(s) as a result of such Owner's failure to comply with the Declaration including, but not limited to, failure to repair, maintain or restore fence improvements.
  - Some of the fences also need repairs. Comments that this could be taken care of prior to the painting.
  - HPM will contact all homeowners to notify them that the fences need to be repaired and repainted. If the homeowners do not scheduled this maintenance the HOA will make the repairs and bill the individual homeowners. This will need to be completed by June 1, 2019.
- Discussion on the pond maintenance to eliminate some of the weed issues. There may be some solutions which will be presented to the Board for review.

- Discussion on the possibility of the HOA purchasing additional water shares or procuring additional water from a neighboring property as has been done in years past. The HOA currently owns 19 shares. Additional shares could be purchased.

Presentation of Proposed 2019 Budget:

- Electricity has gone up again in 2018. There were comments last year that the VFD could be having issues. Discussion to have Munroe or another company evaluate the VFD.
- May need to look at a new VFD. Trent will research and discuss with the Board.
- At this time the Board does not feel like a dues increase is needed.
- The proposed budget was approved as written. M/S/C [Approved budget will be posted on website.]

Nomination and Election of Board Members:

- Bud Haupt, Trent Spendrup, Brent Prosser and Bruce Milyard all agreed to remain on the Board.
- Remove Mark Swartz.
- 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. They will need to approve any architectural or landscape plans that are submitted and provide detailed notes. The Board may also need to review policies for enforcement.

The meeting adjourned at 7:25 pm.

Minutes taken by  
Elizabeth Marvin  
Heritage Property Management