

Estates at Stone Ridge Homeowners Association

Annual Meeting Minutes

March 22, 2023

Meeting began at 6:13 pm and was held via Zoom.

Introduction of Board of Directors:

- Main: Frank Mesaric, Joe Webb, & Richard Jesuroga
- Sub: Frank Mesaric, Jennifer Weber (absent), & Diane Sanders

Introduction of Heritage Property Management Team:

- Barbara Butzen and Briana Molinari

Members present:

Constance Kolker, Len Rybicki, Norman & Heather Mark, Karen & Dave Mourhess, Bob Vogler, Jane & James Bowen, Norman & Shelia Simmer, Sandi & John Kropuenske, Cheryl Knox, Brett Crouse, Ken & Natalie Yadon, Richard & Susan Jesuroga, Robert Svacha, Rob Schmitzer & Cynthia Gahm, Jere & Carol Visalli, Boyd Potts & Gail Deruzzo, Cheryl Harris, Penny Gibson, Frank & Linda Mesaric, Barbara Ullmann, Joe Webb, Julie Ann Bailado, Diane Sanders, Brain & Barb Benningsdorf, Dennis Freed, Jack & Marjorie Hockenberry, Mike Bogenschuetz, Jill Beadle, Linda Haltom, Linda Edgell, and Byron & Martha Leech. [3 Proxies were received. 34 properties were represented either in person or by proxy. Quorum was achieved.]

2022 Minutes were approved as written. M/S/C 0 opposed. Approved Minutes will be posted to the webpage.

Unfinished Business:

- Update on fence repair along North boundary:
 - Materials have been obtained.
 - Project will commence once weather improves.
- Light bulbs at both entrances have been replaced.
- Fence along Woodgate Road is missing 10-15 bricks on the South side behind the duplexes.
- Garden beds along Woodgate Road will also need attention.
 - Owners have observed bulging and movement causing drip lines to fail.
 - Comment made that this project was researched last year and was found to be cost prohibitive.
- DMEA is awaiting materials to replace light bulbs & straighten light posts.

New Business:

- Discussion concerning changes to snow removal methods for the next year.
 - Comment made that the sidewalks in front of individual dwellings are the homeowner's responsibility.
- Landscaping tasks are handled by outside contractors; therefore the Association is at their mercy when it comes to cost.
- Announcement made that the Board aspires to have more involvement from additional members. Members were encouraged to contact HPM or Frank Mesaric for more information.

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Presentation of Proposed 2023 Budget:

- Discussion of how many units are included in the main HOA compared to the Sub Association.
- All costs have increased dramatically this year.
- At the time of initial presentation, the proposed budget shows that the Association will be in a deficit of over \$4,000 by the end of 2023.
- Comment made that Members are uncomfortable approving an unbalanced budget.
- Comment made that Members are concerned that almost ½ of operating expenses are allocated to landscaping and maintenance.
 - Comment made that time and money have already been put into landscaping. It would be financially irresponsible not to maintain it.
 - Comment made that Montrose water shares are attached to the land; therefore the Association would not save money by not using the irrigation. Another comment was made that it is really the electricity from the pump use that determined costs for the Association so watering less might decrease overall irrigation expense.
 - Irrigation was used a great deal last year due to the need for establishment of new plants and the excess heat. This year, the Association should be able to decrease irrigation use through regimented watering.
 - Suggestion made to schedule watering for very early in the morning to avoid water loss due to evaporation.
- Members are concerned that mosquitoes will be attracted to the water sitting in the detention pond.
 - The county has a program that allows the Association to obtain mosquito repellant for the pond. This same program was utilized last year for this problem.
 - The Association does not have the funds to complete additional spraying to repel the insects.
- Members are concerned that pet waste is becoming a problem. The Association does not have funds for the additional expenses that would come with installing pet waste stations.
- Motion to pass a \$250 one-time special assessment in June in order to balance the budget for 2023 and put approximately \$19,000 into the Reserve Fund. M/S/C 0 opposed.
- Motion to accept 2023 Proposed Budgets (for both main and sub associations) with addition of one-time special assessment. M/S/C 0 opposed.

Nomination & Election of Board Members:

- No new nominations were made.
- Motion to approve current slate of Directors to continue serving for another year. M/S/C 0 opposed.

Meeting adjourned at 7:31 pm.

Minutes taken by:

Briana Molinari

Administrative Assistant

Heritage Property Management for the Board of Directors