

Minutes were approved  
at the December 6, 2017  
Annual Meeting.

**Stone Canyon Ranch Homeowners Association**  
**Annual Meeting**  
**December 15, 2016**

**Minutes**

Meeting began at 5:30 PM

Introduction of current Board of Directors and Architectural Control Committee (ACCO):

- 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 (not present)

Introduction of Heritage Property Management team:

- David Caldwell, Owner
- Debi Caldwell, Owner
- Becky Jett – (not present)

Members present: Bruce Milyard, Trent Spendrup, Brent Prosser, Bud Haupt, and Howard Holt (by phone). 3 proxies were received (Kip Ravan, Steve Weinberg and KRE Investments)

Quorum was achieved.

2015 Minutes: Correction: Bruce Milyard, ACCO  
Dana Prosser, ACCO  
Mark Swartz, ACCO

M/S/C

2017 Proposed Budget:

- Motion made to increase dues to \$2,500/year effective 1/1/17. M/S/C
- Budget approved and will be posted on website.
- Raised the dues from \$2,000/year for 2016 to \$2,500/year for 2017 in order to build a surplus.
- Included in the budget are the following
  - o \$1,000 in case we need to fix seepage problem along south Broadway (we will first look to county to take of this this, see discussion under New Business)
  - o \$3,000 to dredge ponds (was last dredged in 2012)
  - o \$2,000 to fix drainage in front of Prosser's property
  - o \$1,000 to dig drainage trench in front of Swartz's property

Old/Unfinished Business: None

New Business:

The following was discussed:

- a. Seepage on South Broadway by the power pole is making a sink hole
  - County said they would take care of and have not.
- b. Property owners lot maintenance - weeds, trees, fences
  - ACCO will decide on a standard fence stain for all to use.
- c. Common areas landscape maintenance, grass, entry and pond area
- d. Restore front light, consider change to LED lights
  - Ask WD Yards to take care of.
- e. Review lighting requirements in CC&R's – some might be in violation
  - Low wattage is suggested.
- f. Discuss wash out drainage pipe at Prosser's
  - 2 18" pipes have melted.
- g. Discuss flooding in cul-de-sac
- h. Work on irrigation ponds and consider increasing pond size
  - Pond is overgrown with cattails. Was last dredged in 2012.
- i. Improve look of front entrance and prevent cars from driving on entrance area
  - Bruce Milyard will have his landscaper move some large rocks from the back area of the landscaped entrance area to the front area of the landscaped area.
  - Bruce Milyard will have his landscaper remove the Stone Canyon sign along the common area on South Broadway.
- j. There was a disputed WD Yards invoice for work WD Yards did along South Broadway where there was the seepage problem. Bruce Milyard was authorized to settle the invoice with WD Yards.
- h. There was discontent noted with Dean Ward as a weed sprayer in the subdivision. Howard Holt agreed to consider using an alternative company due to this discontent.

Nomination & Election of Board Members & ACCO Members: Will remain the same.

Meeting adjourned at 6:55 PM

Minutes taken by  
Debi Caldwell  
Managing Broker  
Heritage Property Management