

Stone Canyon Ranch Homeowners Association

Annual Meeting Minutes

December 10, 2020

Meeting began at 7:04 p.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 and Maggie Wyatt. 1 proxy was received.

- Quorum was met [5 required; 6 properties were represented in person or by proxy.]

Introduction of Heritage Property Management (HPM) Team:

David Caldwell & Elizabeth Blevins

2019 Minutes were approved as written. Motion/Second/Carry. HPM will post approved minutes on the website.

Old Business:

- There are fences on 2 properties along Broadway that have not been painted/stained. Bruce has been working with the builder and new owner. The fence has been started, however the builder is having some issues with the painter as they are also painting the inside of the house. A copy of the contract has been provided indicating that these will be painted/stained.

New Business:

- Bud spoke to Steve who commented that the common area fence has not been stained near the entrance. Brent will reach out to Tino to have this area completed. Will be paid for by the HOA.
- Comment that there is a dumpster near the new construction that is an eyesore. Request that this be moved behind the mound of dirt.
- There are several tires on this lot as well – these are used when unloading large equipment to prevent the tracks from tearing up the road. Comment that this is temporary. Bruce will talk to Nate Porter (the builder) about this.
- HOA may want to look at an option to try to keep the cattails under control. Trent will get a quote and send it out to the Board for review.
- Comment that there may be some issues with the pump as it was making quite a bit of noise. WD Yards has advised to just let it run for now and make repairs when they are needed. Would need a new estimate from Munro – the HOA does have funds in the bank for replacement when it becomes necessary.

Presentation of Proposed 2021 Budget:

- Question about the increase in management fees. All HOA's are being brought up to HPM's current rate. This change is reflected in the budget. Comment that this is a typical management fee for HOA's
- The proposed budget was approved. 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.
- The floor was opened up nominations/volunteers. None were received.
- Vote to approve the slate of candidates as presented. M/S/C

The meeting adjourned at 7:26 p.m.

Minutes taken by
Elizabeth Blevins
Heritage Property Management