

Stone Canyon Ranch Homeowners Association

Annual Meeting Minutes
December 6, 2017

Minutes were approved at the
December 13, 2018 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 [absent]
Board Member: Brent Prosser
Board Member: Bruce Milyard

Members present: Ryar Hayward. 5 proxies were received.

- Quorum was met [5 required; 11 properties were represented in person or by proxy.]

Introduction of Heritage Team:

David Caldwell & Hilary Schwartz

2016 Minutes were approved as written. M/S/C HPM will post approved minutes on the website.

Old Business:

- The following projects are still needing to be addressed.
 - The HOA reports they are still dealing with seepage on South Broadway due to a neighbor over watering and it continues to cause issues. The Board requested HPM send a letter to Redlands Water & Power requesting they contact the neighbor and ask him to not leave his water running for extended periods of time.
 - HPM will obtain a bid for LED lights to be installed at the entrance to the subdivision from an electrician and present it to the Board. If the bid is within reason, the Board will then give approval to have the LED lights installed.
 - The Stone Canyon sign along the common area on South Broadway is outdated and needs to be removed. HPM will send out a contractor to remove this sign.

New Business:

- The Board reported they were happy with the services WD Yards provided this year and will be renewing their contract for the upcoming 2018 season.
- One owner voiced concerns about the following items:
 - Post construction items being kept in the back of lots, which are visible to others. Concerned it is bring down property values.
 - Individual owners needs to dispose of tumbleweeds on their properties in a timely manner.
 - Homeowners should only be allowed one 'For Sale' sign per home.
 - The neighbor to the south keeps putting his trash on the north side of the dirt drive for pick up and this is considered Stone Canyon Ranch's property. Suggestions were made to put some boulders by the stop sign to inhibit the neighbor from continuing.
 - At this time the majority of the Board does not feel like action needs to be taken on this item.

- Due to continued cattails in the pond, one owner suggested lining the out skirts of the pond with a liner and river rock with the hopes of not having to dig out the cattails every year.
 - The Board stated this could be one option to help reduce the cattails and will look into the cost of doing this project.
- The Board reported the inlet to the pond keeps getting clogged with debris and the screen has to be cleaned out on a daily basis and sometimes multiple times a day. The Board tried to brainstorm ideas to resolve this issue and if any homeowners have suggestions please let HPM know.
- 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 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.

Presentation of Proposed 2018 Budget:

- The Board questioned what landscape maintenance off contract consisted of.
 - HPM determined the \$4,120.00 was for the cleaning out of the pond and repair of the drain line, along with removal of silt and debris from the drainage swale and laying of granite along Mark Swartz's property.
- The Board noticed the electricity line item was higher than expected.
 - One member stated he does not believe the VFD on the pump is working properly, which could possibly contribute to a higher electric bill. The Board stated they would have WD Yards look at the system when water comes in in the Spring.
- The Board requested the following line item be changed on the budget.
 - The Special Improvement Project should be changed from \$5,000 to \$0.
- At this time the Board does not feel like a dues increase is needed.
- The proposed budget was approved with the corrections mentioned above. M/S/C [Approved budget will be posted on website.]

Nomination and Election of Board Members:

- Bud Haupt, Trent Spendrup, Mark Swartz, 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 Board appointed and approved Dana Prosser, Brent Prosser, Bruce Milyard and Ryar Hayward to the Architectural Control Committee (ACC).

The meeting adjourned at 7:06 pm.

Minutes taken by
 Hilary Schwartz
 Heritage Property Management