

Minutes of Stone Canyon Ranch Homeowner's Association Board of Directors

March 19, 2009 @ 1959 Stone Canyon Court

Members Present – Michael Bonds, Mark Swartz, Todd Jurgens, Marsha Swartz

1. Michael informed the Board that the attorney for Monument Homes has drawn up an easement document regarding the access roads to lots 7 & 9. This would allow adjacent lot owners access if they so desired.
2. A “Time’s Up” letter to Mesa County advising them that they are now responsible for snow removal and maintenance of the roads within Stone Canyon Ranch.
3. Increasing dues was discussed. We are able to pay the bills with what we were paying (\$700.00/year) but there is no money for contingences and there are increases to several categories. It was agreed that a \$300.00/year increase was reasonable.
4. Todd said he would be willing to take on the financial bookkeeping for the Homeowner’s Association. Discussion was then held on whether we would need a Bond to protect the person/team handling the finances. More information is needed. Todd and one of his office staff will meet with the company now handling the Homeowner’s Association responsibilities. Currently the management company does the following: 1) Keeps the bank account, 2) Pays the bills, 3) Post meeting notes on-line, and 4) Sends notices via USPS to home/lot owners. They charge us a fee, and that is going to increase for this year.
5. We then discussed what we would do about filing the taxes for the SCR HOA. It was suggested that with the lack of complexity we could probably have a company like H & R Block do our taxes. We are a 501-C entity.
6. We have no contingency fund currently. We agreed that part of the increase in HOA fees would go to creating a fund for emergencies.
7. Insurance is going to increase from \$170.00 to \$200.00 per year.
8. We discussed Irrigation. Chris is doing a good job and is very familiar with the system. We agreed that it would be advantageous to continue our contract with him. We also discussed the need for shoring up the concrete around the ditch. It has been eroded when the ditch water starts flowing and it goes down into Jack Cheskaty’s property. We agreed that when someone is pouring concrete, whatever is left in the truck could be used to shore up that part of the system.
9. Weed control is a huge problem in the area. A systematic spraying of the weeds vs. mowing them was discussed. Spraying would be expensive, would endanger current plantings, and would lead to erosion. A regular mowing schedule would keep the weeds from going to seed and would also prevent erosion of the lots. We then discussed different scenarios for accomplishing this.
10. We discussed architectural review of future building plans. Currently Monument Homes and Howard Holt reviews any plans. The current homeowners feel that at least one of them should also be on the committee. Michael will discuss this with Monument Homes and Howard Holt.

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11. We all agreed that there is no money in the budget for weed control. A suggestion was made that all home/lot owners are responsible for weed control. If this isn't done, the Homeowner's Association would do it and charge the home/lot owner for the cost.
 12. Common Areas were discussed. Landscaping will be started soon. Work is to be done by Bookcliff's Landscaping. The irrigation ditch needs to be cleaned up and there is some leakage problems that need to be addressed (see item 8). Monument Homes and Howard (last name) are paying for this.
 13. It was brought up that there is no line item in the budget for maintenance. We all agreed that this should be done and money budgeted for it. (See item 9).
 14. Front entrance signage. Michael said that there is a drawing for a sign to be placed by the front gate. It reflects the Italian Villa motif. There is electricity available for the illumination of the sign. Manufacturing the sign is still pending.

A Stone Canyon Homeowner's Association meeting will be held on April 9, 2009 at 7:00 pm at the Swartz residence (1959 Stone Canyon Court). Notices will be sent via email. The following items will be on the agenda: Budget/Increase, Weed Control, Landscaping and Signage for the Front Entrance.

Respectfully submitted: March 21, 2009 by Marsha A. Swartz, Secretary, Stone Canyon Ranch Homeowner's Association.