

**Minutes of Stone Canyon Ranch Homeowner's Association  
April 09, 2009 @ 1959 Stone Canyon Court**

Members Present – Judith Wicker, Michael Bonds, Steve Weinberg, Todd Jurgens, Marsha Swartz, and Mark Swartz, and guest: Tom Fee.

**AGENDA**

**1. Budget/Increase**

Bank: \$0.00

Electric: \$500.00

Insurance: \$200.00

License and Tax Preparation: \$500.00

Management company Fees: \$900.00

Pump Man: \$500.00

Taxes: \$600.00

Water Shares: \$2,300.00

Weed Spraying: \$1,500.00

Contingency: \$4,000.00

Total: \$11,000.00

**2. Weed Control**

**3. Landscaping & Signage for Front Entrance**

**4. Other as Desired**

**Meeting called to order at 7:22 pm by President Mark Swartz**

**Agenda Item #1: Budget**

**Bank:** \$0.00 no change

**Electric:** pays for irrigation pump and eventual lights for front signage. Estimated need, based on past cost of pump & projected cost of lights is \$500.00

**Insurance:** (Liability): \$200.00

**License and Tax Prep:** was \$450.00, increase of \$50.00

**Management Company Fees:** Current: \$900.00. Todd has offered to have one of his office staff and himself meet with the current management company to see what they do. He feels that it would take his staff member only a couple of hours a month to do the bookkeeping and paper work. Hew will arrange with the current management company person. He will present financial information at our meetings and the books would be open to anyone who wants to review them.

**Taxes:** should remain at ~ \$600.00

**Water Shares:** should remain at ~ \$2,300.00

**Weed spraying:** currently at \$1,500.00 Currently Jack Cheskaty (neighbor to the north) is using his equipment and asks that we reimburse him for the cost of chemicals. He is cleaning up the area around the irrigation pump house and the ponds. THANK YOU JACK! We need more weed control throughout the area. Discussion ensued as to the best way to do that. It was agreed that eliminating all weeds would lead to erosion problems. Periodic mowing and spot control of weeds

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would be the best course. Mike will look into the costs and plans from several companies/persons. He will report back to us.

Discussion ensued as to each lot owner's responsibility for weed control. There is a clause in the covenants that allow the Home Owner's Association to have a lot sprayed and to bill the lot owner for the cost. We agreed that a letter to the lot owner would be sent asking that they clean up their lot. If the clean up didn't occur the HOA would do it and bill the lot owner.

**Contingency Fund:** Currently there is none. We entered this year with a zero balance and need money to pay current expenses. Several homeowners volunteered to pay the suggested \$1,000.00 fee immediately to enable paying the bills. Steve felt that the fee should remain the same to make the lots more saleable. Steve's guest, Tom Fee, is a realtor/broker and is involved with several homeowners' associations. He felt that a \$1,000.00 fee is not unreasonable for a homeowner's association of this size. We then digressed into a discussion about the "for sale" signage. Tom suggested that the multiple signs on lots are an esthetic strike against our area. Conformity and limiting signs size and number would be beneficial. It was finally agreed that a contingency fund was necessary and the amount of \$4,000.00 was reasonable.

#### **Agenda Item 2: Weed Control**

See Weed Spraying under the Budget (above).

#### **Agenda Item 3: Landscaping and Signage for Front Entrance**

Mike showed the plan that Ciavonne and Roberts developed for the front entry. The pads for the two stone-faced pillars have been poured; electricity and water are available in that area. The center section is to be stucco with metal letters. A planter urn will sit atop the southern pillar. Discussion followed regarding using a large stone instead of a stucco panel. The stone would be more reflective of our name 'Stone Canyon Ranch'. Mike will assist Steve and Todd in communicating with the developers, Denny and Howard, to discuss this issue.

#### **Agenda Item 4: Other as Desired**

The County has agreed to allow the brick road entrance to remain. They had approved it when it was installed, but no paperwork was retrievable. Mike asked them to reconsider their recent demand that it be torn out and replaced with asphalt and they did so in our favor.

Easements on two unsold lots were granted to allow driveways on adjoining lots to come off in the easement areas between the lots.

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