

Minutes of Stone Canyon Ranch Homeowner's Association Meeting December 9, 2010

Attendees: K. Haupt, J. Jolley, T. Jurgens, M. & M. Swartz, H. Holt (via speaker phone).

Discussed

1. Accomplishments

a. Pond Cleaning – projected that we clean the first pond (settling) every 1 to 2 years, depending on the amount of silt that accumulates at the bottom of the pond. The inlet pipe was installed, incorrectly, at the bottom of the pond. This causes a great deal of turbulence when the water enters the pond and this creates a lot of silt that is suspended in the water that consequently goes into the large reservoir pond. If there is a lot of new silt in pond 1, then a riser may need to be installed to allow the water to discharge higher in the water. Assessment of this situation will be done this spring when the ponds are empty before the water is turned on. Hopefully, if this riser needs to be installed, it won't cost a great deal of money and we can take care of it with what we have in the bank.

b. H. Holt asked about the \$4,300 left in the bank and whether that can be used for cleaning the ponds. It was decided that we would leave that for use for unforeseen problems, rather than have to ask for another special assessment.

c. Spraying the weeds on the pond banks and common areas has helped tremendously in controlling the weeds. *Special thanks to all the home/lot owners who cleaned and sprayed their lots in a timely manner so weeds don't blow into other's yards/lots. H. Holt mentioned that he mowed his lots but that doesn't prevent the weeds from germinating. He will be spraying his lots, as did D. Granum, this coming year. He said it is a bit more expensive, but in the long run will save time, money and effort.

2. Budget

a. Ground maintenance may decrease, but, at this time it is not certain. Irrigation expense is ~ \$700 for turning the pump on & off, checking on it and troubleshooting minor problems. Water shares don't change much year to year. Management fees have been stable.

b. Tracy Heritage has sold her business and is in the process of familiarizing the new owners with the management.

c. All other line items will be the same.

d. \$850 assessment next year

e. All members present, and J. Wicker (by previous discussion with Mark Swartz) approved the budget for 2011.

3. Problems with dues being paid on time

a. It was proposed that because of extremely late payment of dues by one lot owner, a change in the collection be made.

i. A notice of the dues will be sent out January 1 of each year.

ii. If dues have not been paid by the end of January, a notice will be sent to the lot/homeowner informing him/her that a 10% charge will be added to the amount due

and will continue to have an additional 10% each month until the dues are paid. Motion passed unanimously.

4. Question about the accounting fees and why this isn't part of the management fee. Possible answer is that Heritage Management has numerous HOA's it takes care of and some are small, like ours, and some are huge. The fees are based on the complexity of the HOA's and the time it takes to do the books. We will check with Heritage Management and find out for sure.

5. Question about a general liability policy, as was held by D. Granum when he had the HOA, and whether or not we needed one. This was an umbrella policy with \$2,000,000 and \$5,000,000. We will check into that and report to the members.

6. A homeowner asked about the progressive failure of the stamped brick part of our entrance road. A subcontractor told them that it was most likely due to improper or lack of sealing the brick when it was put in. As this was done when D. Granum was in charge and the County assumed control of the road without questioning the installation (deterioration didn't start until after the County assumed responsibility). It will be looked into and discussed with D. Granum.

7. Discussion then centered on the procrastination and lack of due diligence in thorough eradication of weeds on one homeowner's lot/property. We reviewed what had been done to rectify this situation, i.e., spoken to him several times, letter sent to inform him that the HOA would do it for him and would bill him. The weeds were cut out, for the most part, right before the HOA meeting. He still has not removed or sprayed the weeds between his fence and the roads and his landscaping still has not been done. The HOA officers will again discuss this situation with him.

Meeting adjourned.