

**Stone Canyon Homeowners Association
Annual Meeting
February 21, 2013**

Minutes

The meeting was called to order by Mark Swartz, President, at 6:00 p.m. A quorum was established.

Introductions

Mark introduced everyone attending the meeting. In addition, Mark introduced David and Debi Caldwell and Lesly Adams, all from Heritage Property Management.

Minutes

The minutes for the 2012 Annual Meeting were presented. It was moved and seconded to approve the minutes. They were approved unanimously.

Budget

The 2013 Budget was presented.

The dues collected for 2012 were \$9,350, based on \$850 per lot owner. Grounds maintenance went over budget by \$1,600. This was primarily due to the cleaning of the sump and repairs to the irrigation pump, both items which were not included in the budget.

For 2013, \$3,000 has been proposed for grounds maintenance. In addition, there was a line item added to provide for cleaning the sediment from the pond. Bids were received and the one accepted was for \$2,600. The work has been done and came in under budget at \$2,225. This included cleaning the upper pond and dressing the bottom pond. Hopefully this will be good for four to five years. This cleaning was necessary in part due to the ditches being pressure washed. Stone Canyon is at the end of the ditch and the sediment collects at that end. In order to prevent this problem in the future a weir has been installed. Mark called the ditch company and they will call before pressure washing the ditch so that the weir can be utilized.

A concern raised was that the pump will require major work next year.

Dues were raised to \$1,100 in order to fulfill the budget requirements.

There being no questions, it was moved and seconded to adopt the Budget for 2013. This passed unanimously.

Old Business

The installation of the weir was necessary to mitigate further problems with the silt accumulating in the pond.

Lot conditions seem to be good. Lot owners need to spray pre-emergent before the upcoming growth season, or plan on mowing. This information will be placed on the website.

There is concern that the pump will need substantial work next year to replace the shaft. The normal lifetime for a pump shaft is 5 to 7 years, or less, depending on the amount of silt. The shaft was repacked last year and will definitely need to be replaced next year as there is substantial hourglassing evident on the shaft. Bids on the parts have been received for \$4,300. In addition, it has been determined that to accomplish this work, the roof will have to be removed from the pump house to enable the shaft to be removed. This will definitely affect the dues next year and/or require a special assessment.

New Business

Marsha resigned as secretary. Mark would also like to be able to step down.

Three new homes are scheduled for build out in the next year.

Marsha brought up the weed problem and the fact that one of the owners expressed that it was against the rules to spray. This is incorrect as this is not an agricultural area. Spraying is permitted.

Nomination and Election of Board Members

Mark and Bud have agreed to serve another term on the Board. In addition, Trent Spendrup has agreed to serve on the Board.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lesly Adams
Office Manager
Heritage Property Management