

# STONEHEDGE ON THE RIM ASSOCIATION, INC

## August 20, 2024 Board Meeting Minutes

The meeting was called to order 7:04 pm at the Stonehedge Clubhouse 1156 SW Rimrock Way, Redmond, OR 97756. Board members Dave, Sasha and Ryan were present, Terri from OnCall was also present. The meeting was not available via Zoom. Owners requested again that all meetings be available via Zoom whenever possible.

Ryan made a motion to approve the 6/10/24 Board Meeting Minutes as published, Sasha 2<sup>nd</sup>. Approved

### President's Report

Dave explained the pump has been losing prime and the foot valve wasn't working properly. In preparation for someone else to start managing the pump J & L was hired to fix the issues and make the system easier to take care of. The controller was replaced and moved to be more accessible, and the foot valve was replaced with a new lighter weight one. The electrical was checked out by Abbas Pump. The Board will check into covering the costs from the Reserve Fund. Cost to repair is approximately \$1,573. Need more than one person to help check/maintain/operate the pump.

There are 3 new owners that have been given Stonehedge Welcome Packets; 1326 Rimrock, 2023 Obsidian & 2201 Obsidian. The Owner Roster is being updated to ensure that Association communications are received.

In preparation for this year's Annual Owners meeting and board elections Dave handed out "Sequence of Events". Notice, Agenda, and Proxy Form will be mailed out to owners as well as a call for nominations for the Board.

Also 2 volunteers will be needed for this year's Budget Committee to prepare the budget for 2025. It will comprised of 2 Board members and 2 owners (not Board Members).

### Treasurer's Report

Sasha reported Operating Account balance at +/- \$22,032 and the Reserve Fund balance at +/- \$48,111. \$5520 will be moved from Operating to Reserves to complete the budgeted increase to Reserves of \$12,000. Expenses are close to what was budgeted. Water and Insurance are over budget currently.

### Non-Compliance Report

Terri reported requesting that the Moore's ask their caregivers to not park in front of the other homes on the street. Also, their personal vehicles are still being parked on the street. They explained that it isn't every day and only for a few hours at a time and not overnight.

This brought up again the definition and intent of "more than 3 day's per month" of 4.8 Parking in the CC&R's. There was much discussion and again the attorney may be consulted. One interpretation with one view being the intent is any amount of time in a day.

### Old Business

- Common Area Tree Removal

The Board met with the City Arborist for clarification of responsibility. If the tree(s) are not on City property, they may be removed. Prevish Home and Tree Services submitted a bid for \$3000 to remove 6 junipers includes cleanup. Because Tree care was not in the budget for 2024 the work may occur after the 1<sup>st</sup> of the year. The Board will research to see if the work is part of the Reserve Study and can be paid from Reserves or needs to be paid out of annual operations and completed in 2025.

### New Business

- Architectural Review Board

The Board is still looking for at least 3 owners to volunteer to be on the ARB.

- Proposal to remove the old structure around pump station and replace it with a covered structure

Dave made a motion to install a Pump House. The cost of removing the pumice blocks, leveling the ground and installing a 3-sided structure that would protect the pump from weather is estimated at \$5,900. Discussion followed regarding the need and whether the structure should be 4 sided rather

than 3. The motion passed. The Board will check into the difference in cost for from 3 to 4 walls. Motion passed. The Reserve Study will be reviewed to determine if the “pump shelter replacement” is part of the Reserve Study and can be paid from the Reserves.

- Full Community Management: Pros & Cons presented by OnCall

Terri presented a Rate sheet detailing the cost of full Management by OnCall. It was for discussion purposes only as OnCall can only take on the Bookkeeping component at this time. Discussion followed as to the cost versus value to the Association and getting Board volunteers. If the Board does not have enough members to have a quorum, then the Association may end up in receivership where the court assigns the running of the Association to an Attorney until the required board seats are filled. This is much more expensive.

- Ideas to make owners aware of the need for volunteers were discussed. With the Annual meeting and the election of Board members coming up it is an appropriate time to educate and encourage owners to volunteer. Emails and mailing will be sent. Ryan will prepare a “letter” to be sent out as soon as possible (See appended letter).
- 2024’s Annual Owners Meeting was scheduled for Tuesday, October 15<sup>th</sup> 7pm at the Clubhouse.

#### Open Forum

Owners who were present were invited to ask questions and give input throughout the meeting.

#### Next Board Meeting

September 17<sup>th</sup> 7pm at the Clubhouse

The Meeting was adjourned at 8:30pm