

Stonehedge on the Rim HOA March 3, 2026 Board Minutes

Call to Order: The meeting was called to order on March 3, 2026 at 7:00 pm.

Board Members Present: Marcie Thueringer, Yvonne Anderson, & Nancy Blankenship

Board Members Absent: Ryan Stephens

Agenda: The agenda was moved, seconded and unanimously approved.

Minutes:

The January 6, 2026 HOA Board meeting minutes were moved, seconded and unanimously approved.

President's Report:

NTR.

Secretary's Report:

The Secretary mentioned that the discussion for those in attendance for the reroofing would occur under New Business.

Treasurer's Report:

Account Balances:

- Checking: \$62,563.62
- Reserve: \$13,000.44
- Flexible CD (12 months): \$25,611.48
- Regular CD (13 months): \$25,752.82
- Total Reserve \$64,364.74

It was moved, seconded and unanimously approved to accept the 2025 profit and loss statement for distribution to all homeowners.

It was proposed to move the full 2026 Reserve Fund contribution of \$24,000 from checking to the reserve account rather than the \$2,000 monthly transfers as was done in the past. This would allow the funds to be invested and interest earned. It was moved, seconded and unanimously approved to authorize the Treasurer to move the \$24,000 reserve funds into a high-yield savings account or CD, which ever provides the best investment return.

Report on Community Events & Clubhouse Scheduling:

There are no requests at this time.

Architectural Review Board Applications:

One new architectural review applications has been submitted. A board member will contact the owner to inform them that the Swedish Aspen tree selection would not be approved by the

board and would suggest considering alternative columnar trees. These trees have an aggressive root system that can often spread 30 feet or more from the tree forming new trunks. The owners also proposed juniper shrubs as well and would be acceptable.

New Business:

2026 Landscape Maintenance Contract with JLLM,LLC:

A contract with JLM, LLC for 2026 landscaping maintenance services was approved unanimously. The contract is for \$1,260 per month from April 15th to October 15th, with extra work billed at \$75 per hour. JLM will maintain bushes, trees, weeds, the canyon area, and two corners on Metolius Ave.

Violation Reports:

A fine has been issued for the property owners of the current violation regarding parking on the street.

Update on Plan to Revise CC&Rs and ByLaws:

The current CC&Rs are 25-26 years old and considered vague. The board plans to consult a lawyer to begin the update process, which requires 75% homeowner approval. An email will be sent to homeowners requesting suggestions for improvements. Specific updates needed include rules for Christmas lights, regulations on modern fencing and roofing materials, and removing certain sections about new home construction.

2026 Task List Review:

Nothing to report.

Quotes for:

Clubhouse Roofing –

- With many homes and the clubhouse needing new roofs, a group project is being organized to leverage buying power for better pricing. About eight homeowners have expressed interest.
- A separate meeting will be held for interested homeowners. Each homeowner will be responsible for their own bid and contract.
- To ensure consistency, a detailed scope of work or “Request for Quotes” (RFQ) will be drafted. This standardizes quotes and ensures “apples to apples” comparisons. It would be published and sent to recommended companies. A list of potential companies is being compiled.
- An email will be sent to interested parties to schedule the meeting before spring break. The project will proceed without waiting for CC&R updates on roofing materials, a process that could take 1-3 years.

Clubhouse Painting –

Postponed until after roofing project.

Clubhouse Cleaning – An additional quote will be coming later this week.

Path Crack Sealing – Three bids have been received. Clarification needed on pricing if crack sealing was combined with pavement sealing. [Update.... An additional company was recommended during the meeting. They were contacted and do not perform crack sealing.]

Old Business:

Volunteer Needed: Social Director and Newsletter

The group decided to replace the formal quarterly newsletters (not been published in a number of years) with more frequent, simple email updates for timely reminders on topics like seasonal maintenance and community events. Several topics were identified for an email this week.

Social Director is still open.

Public Comments:

Dave Gaines mentioned one or two community work days are being planned for the end of April, with projects to be presented by mid-April. Typically around April 15th irrigation starts. An estimate of \$535 was received from Justin to remove a large tree. A decision is on hold pending additional bids that Ryan is obtaining. It was also mentioned that the HOA website needs updating.

It was reported that two large, grave-like holes were reported in the canyon area, posing a safety risk. (Update... Board identified who dug holes and are working to have site restored.)

Next meeting date:

The next Board meeting is scheduled for April 7, 2026 at 7 pm.

Adjournment:

It was moved, seconded and unanimously approved to adjourn the meeting at 8:15 pm.

Respectfully submitted,

Nancy Blankenship, Secretary