

Stonehedge on the Rim HOA

December 2, 2025 Board Minutes

Call to Order: The meeting was called to order on December 2, 2025 at 7:05 pm.

Board Members Present: Ryan Stephens, Marcie Thueringer, Yvonne Anderson, Sasha Greenberg & Nancy Blankenship

Agenda: The agenda was moved, seconded and unanimously approved as amended with additional items.

Minutes:

The Annual meeting and Board meeting minutes both held October 7, 2025 were moved, seconded and unanimously approved.

The Budget Committee meeting minutes from both November 10 and 17, 2025 were moved, seconded and unanimously approved.

President's Report:

President Ryan invited the community to let the board know of any issues or questions they may have.

Secretary's Report:

Nothing to report.

Treasurer's Report:

Account Balances:

- Checking: \$14,903.34
- Reserve: \$6,999.82
- Flexible CD (12 months): \$25,406.01
- Regular CD (13 months): \$25,499.39
- Total Reserve \$57,905.22

Treasurer Yvonne noted that year-end expenditures are as anticipated at the budget committee meeting.

Report on Community Events & Clubhouse Scheduling:

Maegan Frentress suggested a community garage sale (inside clubhouse) for January or February to raise funds with proceeds going towards 2027 HOA dues. There was no objection to the suggestion. Donations could be stored in the clubhouse.

There is a February 21 request to use the clubhouse.

Architectural Review Board Applications:

No new architectural review applications have been submitted.

New Business:**2026 HOA Budget and Annual Dues:**

President Ryan reviewed the Operations and Reserve Account 2026 Budget, Annual Dues (due in early January). This year's annual dues increase is driven by the recent reserve study, which projected the HOA would be out of money by 2030. The goal is to build the reserve fund over the next five years to cover major expenses (e.g., clubhouse re-roofing and painting) and avoid special assessments. Future increases are planned to be smaller (10% for five years, then 3% annually). The board agreed to send a letter to all homeowners explaining the reasons for the dues increase, referencing the reserve study available on the website.

The 2026 Operations Account budget's estimated expenditures of \$37,805 is a reduction from 2025 of \$46,040. The 2026 Reserve Account budget dues double from \$12,000 to \$24,000 in 2026. For 2026, Reserve Account dues equate to \$20/month/lot. After the expected Reserve Account expenses estimated at \$25,770, the Reserve Account balance is projected to be around \$55,000 at the end of 2026.

A concern was raised that grounds maintenance is the largest operating expense, yet the benefit is not equally shared by all residents. However, it was noted that the common property adds to home values and maintenance costs have not increased. The board is exploring cost-saving measures, such as converting the Metolius Ave entrance green areas to a dry scape, which could save approximately \$900 annually on water. The cost for this conversion is estimated at \$10,000 to \$15,000.

A motion was made and seconded to approve the 2026 Stonehedge on the Rim HOA Budget as presented. Motion unanimously approved.

A motion was made and seconded to increase the 2026 Annual dues to \$620 (\$240 for Reserve Account, \$380 for Operations Account). Motion unanimously approved.

2026 Contract – OnCall LLC:

The 2026 contract with OnCall LLC for bookkeeping and board support was reviewed and approved unanimously by the board at the same rate of \$65 per hour.

Volunteers Needed: Social Director:

The board is seeking volunteers for Social Director, a CC&R Revision Committee, and, someone to create a quarterly newsletter to improve homeowner communication and engagement.

Violation Reports:

Several outstanding violations (cars, items on a porch, garbage cans) are being handled by the management company, OnCall.

Plan to Revise CC&Rs and ByLaws as Required by Law:

The board discussed the need to begin the lengthy process of rewriting the community's CC&Rs and ByLaws to align with current laws and needs. This will require legal counsel, a volunteer committee, and 75% homeowner approval.

In-Home Care Facility:

An inquiry was made about using a residence for a long-term care business for 2-3 people. The board has concerns this would violate CC&Rs and create parking issues, and is awaiting a legal opinion from their attorney.

Number of Pets Allowed:

A potential buyer with three pets is considering withdrawing their offer due to a Bylaw limiting households to two pets. The board acknowledged this rule is not actively enforced and many residents likely exceed the limit.

Old Business:

Clubhouse Usage Fee:

A proposal for a \$50 non-refundable clubhouse usage fee was discussed to cover supplies and professional cleaning. After debate, a motion was made by Nancy to reconsider the clubhouse usage fee of \$50 until next fall, motion was seconded by Ryan, motion passed (Ryan – yes, Sasha – Yes, Yvonne – Yes, Nancy – Yes, Marcie – No). The board will focus on improving cleanliness and will reconsider the fee next fall.

There are significant concerns about the clubhouse's cleanliness. The board agreed to implement quarterly professional deep cleans and monthly "tidy-ups." A laminated, detailed cleaning checklist will be updated for pre- and post-use inspections to enforce cleaning rules more strictly. A key challenge is the lack of a designated person to manage scheduling and inspections.

Public Comments: None.

Next meeting date:

The next Board meeting is scheduled for January 6, 2026 at 7 pm. Assignment of Officers will be conducted at this meeting.

Adjournment:

It was moved, seconded and unanimously approved to adjourn the meeting at 9:02 pm.

Respectfully submitted,
Nancy Blankenship, Secretary