

Stonehedge on the Rim HOA January 6, 2026 Board Minutes

Call to Order: The meeting was called to order on January 6, 2026 at 7:04 pm.

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

Agenda: The agenda was moved, seconded and unanimously approved with the addition of discussion of "Clubhouse Use Procedure, Rules and Regulations" under New Business.

Minutes:

The December 2, 2025 HOA Board meeting minutes were moved, seconded and unanimously approved.

President's Report:

The President's report began with a plan to re-establish a quarterly, one-page newsletter. The content will include information on local as well as HOA reminders about rules like street parking and garbage can storage.

Secretary's Report:

The Secretary's report requested purchasing \$10 gift cards from a local coffee company to include in the Welcome packets to new owners. It was also mentioned that the annual Owners Questionnaire was mailed out. This is conducted annually to keep information current so owners always receive correspondence from the HOA.

Treasurer's Report:

Account Balances:

- Checking: \$42,135.01
- Reserve: \$8,000.00
- Flexible CD (12 months): \$25,472.83
- Regular CD (13 months): \$25,581.76
- Total Reserve \$59,054.59

The Treasurer noted that the 2025 interest earned on CDs was \$1,054.59.

Report on Community Events & Clubhouse Scheduling:

There is a request to use the clubhouse the weekend of January 17.

Architectural Review Board Applications:

No new architectural review applications have been submitted.

New Business:

Election of Officers: President, Vice-President, Secretary and Treasurer:

Marcie moved and Yvonne seconded the nomination of Ryan as president. Motion unanimously passed.

Nancy moved and Yvonne seconded the nomination of Marcie as vice-president. Motion unanimously passed.

Yvonne moved and Marcie seconded the nomination of Nancy as secretary. Motion unanimously passed.

Marcie moved and Nancy seconded the nomination of Yvonne as treasurer. Motion unanimously passed.

Volunteer Needed – Social Director and Newsletter:

The board discussed the ongoing need for a volunteer Social Director and Newsletter writer. A note will be added to the next newsletter to solicit interest. This led to a broader conversation about the difficulty in recruiting volunteers for community and board-related activities, with members expressing that many homeowners offer suggestions but are unwilling to dedicate time to help. It was confirmed that Megan, a former board member, has offered to help with clubhouse-related tasks until her house is sold.

Violation Reports:

It was reported that a gentle reminder was sent to a property owner regarding new tenants parking on the street and a recent garbage can issue has been resolved.

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

The board discussed updating the community's 25-year-old CC&Rs and Bylaws. As the first step will be to consult with the HOA's attorney, Ryan will connect with the attorney, to understand the proper procedure, legal parameters, and best practices. OnCall may also have information. Board members will begin compiling a list of potential updates to clarify ambiguities and address modern issues, such as rules for holiday decoration duration, fence maintenance responsibilities, and regulations for home rentals, including a potential cap. The board acknowledged this will be a challenging, multi-year project requiring a 75% approval vote from homeowners.

2026 Task List Review:

The 2026 Task List outlines significant maintenance projects. The board will seek multiple quotes for several key items:

- **Clubhouse Roofing:** With multiple homeowners also interested in new roofs, there's a potential for a group discount. The board emphasized the need for quality workmanship over the cheapest price.
- **Clubhouse Painting:** Quotes will be solicited for exterior painting.
- **Clubhouse Cleaning:** Quotes will be obtained for both a one-time deep clean and recurring monthly tidy-ups.
- **Seal Coating:** The board will seek quotes for repairing cracks in the common pathways.
- **Metolius Avenue Entrance:** The President will also ask the attorney about the feasibility of relinquishing the easement for the landscaped entrance, as no official

paperwork has been located. The goal is to reduce maintenance and utility costs from the HOA's budget.

Clubhouse Use Procedure Documents:

The board formally reviewed and approved several revisions to the Clubhouse Use Procedure documents. The approved changes include:

- **Hours:** Closing time is now 10:00 p.m. instead of midnight.
- **Age Requirement:** Those hosting the event must be 21 years or older (previously 18).
- **Security Deposit:** Increased from \$100 to \$250.
- **Checklist Updates:** Revisions were made to the cleanup checklist to mirror the rules in the contract, adding clarifications for window cleaning and confirming that access will be digitally deactivated rather than requiring a key return.

Approval of the updated Clubhouse Use Procedure, Rules and Regulations as detailed above was moved, seconded and unanimously approved.

Old Business: None.

Public Comments:

The bulk of the discussion involved a homeowner with property backing up along 23rd Street who has experienced four separate incidents of vehicles crashing through their fence. The CC&R rules on fence materials (wood, brick, or stone) were discussed and the possibility of installing a more robust barrier. The property owners has submitted a request to the city and the board offered its support.

Next meeting date:

The next Board meeting is scheduled for March 3, 2026 at 7 pm.

Adjournment:

It was moved, seconded and unanimously approved to adjourn the meeting at 8:29 pm.

Respectfully submitted,
Nancy Blankenship, Secretary