

## Tuesday, October 15, 2024 7pm Board Meeting

Held at Stonehedge Clubhouse 1156 SW Rimrock Way, Redmond, OR 97756

### Minutes

#### Call to Order & Roll Call

7:08pm

#### Approval of Agenda

Ryan motion: Sasha 2<sup>nd</sup>. Approved

#### Approval of September 17, 2024 Board Meeting Minutes

Ryan motion: Sasha 2<sup>nd</sup>. Approved

#### President's Report

*COVID water turned down to 50% today. Sprinkler blowouts scheduled for Friday 10/18/24 @ 7:30am – Ryan to oversee.*

*With Dave leaving the board on 1/1/25, the signer on the debit and credit cards will need to be updated at the bank. August lock owner will also need to be changed; Marci said she will take over ownership of the August Lock account.*

*OnCall taking over book keeping next year. Marci – Don't understand why OnCall is taking over. Terri – OnCall can do the book keeping. Costs by the hour and take load off of treasurer. Marci – What is the anticipated cost for OnCall book keeping? Terri - \$130/ month (budgeted). May not spend that amount because OnCall charges hourly. Will help with financial reports, CPA/taxes, buy/sell tracking, and dues. January/February will be more work than rest of the year. Sasha will do finances and OnCall will do collections. Terri can do what the board needs help with. Jim – What is the OnCall billing cycle? Terri – Monthly and can opt out.*

*OnCall expected rolls – Homeowner roster. Escrow demands during house sales. Create centralized library on OnCall server and website.*

*Marci – Will payments be sent directly to OnCall? Terri – Yes*

*Dave – People are used to having a drop box. Marci – If make a change, then make a change. May not need a drop box any more.*

*Dave – Make new invoices through OnCall? Terri – Yes. Invoices will be sent via OnCall.*

*Sasha – We don't need physical checks, but only if we need supplies.*

*Dave – OnCall would need clubhouse access. Terri – Agreed. A board member can give access.*

*Dave – The big thing is collections. Payments will go directly to OnCall.*

*Terri – Do we want an online pay option? Sasha – Yes, through Zell. Can work with Terri to set that up. Terri – Can use quickbooks services online with a \$3 service fee.*

*Dave – Do we need to change the current invoices? Terri – No. Will use quickbooks and send emails. We don't need to print new invoices.*

#### Treasurer's Report

*\$11,067.43 in checking*

*\$54,713.77 in reserve account*

*Waiting to get previous reserve study updated*

*Dave – Are there any outstanding dues? Sasha – A couple payments left. Terri sent mailer. Next step is to send letter and assess fees. 2 to 3 homeowners who haven't finished, yet.*

## Non-Compliance Report

*Dave – There have been several parking noticed issued. All have complied.*

*Terri – Update on parking at north end of neighborhood cul de sac. Some homeowner feel like homeowners in this area are not complying with special conditions. Terri sent a notice to the homeowner with special permissions to follow special approval conditions and adhere to approved parking locations. Received a response from the homeowner about the pictures of the cars parked in the area. Not all of the cars in the picture belong to the specific homeowner and are not applicable. Homeowner is working with their teenage children about complying with the parking permissions. The homeowner didn't think the notice was necessary and asked for an appeal. Terri asked the board to rescind the notice. The board rescinded the notice and Terri sent the update to the homeowner. The homeowner was clear that they are working on compliance.*

## Old Business

- Pump house – See reserve study discussion below.
- Common area trees – Discuss in the upcoming budget meeting. Will need to be accounted for in the 2025 budget. Sasha – Will add to 2025 operational budget.
- Annual Reserve Study for 2025 – Dave – Talked to John (current reserve study consultant) 2.5 months ago about updating the current reserve study to include the pump house (consultant acknowledged this was missed in the 2024 reserve study). Group acknowledged that the pump house can't be built unless in the reserve study. Talked to John again today who said he would only update the 2024 reserve study if the HOA signed up for a 3-year contract. Dave told John "No". The pump house wasn't in the reserve study, but it should have been. It was missed by the consultant and the consultant refuses to update the reserve study under the current contract. Terri has three (3) reputable suggestions for consultant replacements; some with cheaper prices.
  - Ryan motioned and Sasha 2<sup>nd</sup> to complete the pump house from the current reserve funds and hire a new reserve study consultant. Motion approved. Note – new items should come out of the operational funds
- Virtual Attendance Counts Toward Quorum – Terri – virtual attendance at the annual meeting counts.

## New Business

- 2025 Budget Committee Meeting – Attending – Marci, Yvonne, Sasha, Ryan, and Dave. November 4, 2024
- Schedule a Parking Rule Work Session meeting for owner input regarding Stonehedge on the Rim parking on the street. Reference CC&Rs **Article 4 USE RESTRICTIONS; ARCHITECTURAL CONTROLS AND MAINTENANCE RESPONSIBILITIES, 4.1 GENERAL. 4.8 PARKING** for rules on parking.
  - This meeting will be held in January. The board will decide on a date in the December 2024 board meeting.
    - Invite all homeowners, review city code, review CC&Rs
    - Explain the rule
    - Do homeowners want the rule changed?
    - Help board facilitate a resolution

## Open Forum - None

Next Board Meeting – Tuesday, December 3, 2024 @ 7pm.

Adjournment – About 8:15 pm