

Stonehedge on the Rim HOA

April 16, 2025 Board Minutes

1. HOA Community Meeting Updates

- **Call to Order**
The meeting was called to order at 7:17 PM on April 16, 2025.
- **Board Members Present:** Ryan Stephens, Marcie Thueringer, Yvonne Anderson & Nancy Blankenship.
- **Board Members Absent:** Sasha Greenberg
- **Agenda and Minutes:** The April 16, 2025 agenda and minutes from the April 1, 2025 Board of Directors meeting were moved, seconded and unanimously approved.
- **Upcoming Dates**
Important dates include April 26th, May 10th, and May 17th for the Canyon cleanup day. A clubhouse request is pending for June 8th.
- **Custom Blinds and Roof Installation**
Maegan Fentress mentioned the Clubhouse's replacement custom blind will arrive on May 1st and Dave Gaines volunteered to install. She also reported, they are very happy with their new roof installed on April 16th at a cost of \$12,500.
- **Easter Egg Hunt**
The Easter egg hunt was a success with 18-20 kids participating. 450 eggs were placed in the canyon and 50 in the Clubhouse for younger children.
- **Financial Report**
The Bank of America checking account balance is \$37,010.49, and the reserve account balance is \$56,493.93.

2. Homeowners Association Meeting Discussions

- **Architectural Review Board**
Two ARB requests have been submitted and will be posted on the bulletin board tomorrow.
- **Violation reporting process**
Clarification on the process for reporting complaints and violations, including taking pictures and sending them to the board, who then contacts OnCall to send notices. In addition, the proposal to change the Owner Complaint/Comment form to replace OnCall's information with the Board's information was agreed to by the board, so complaints go to the board first.
- **Parking violation on Kalama**
Discussion about a parking violation on Kalama, noting two notices already sent and the next step being a fine.
- **Street parking policy clarification**
The street parking policy is interpreted to be 3 days per month, interpreted as any given month, to simplify tracking.
- **Spring newsletter draft**
Board edited and approved draft spring newsletter, including reminders about

street parking, tree limb clearance, and using bark, dirt or other material in front yards in a timely manner.

- **Dues**

- **Unpaid dues threshold**

- Issue with a homeowner not responding to emails, paying dues, or picking up certified letters with a history of late payments. Ryan will consult with the attorney regarding next steps to proceed.

- **Hardship case for dues**

- Discussion about a homeowner facing financial hardship and the possibility of waiving late fees if dues are paid by December 1st. In addition, it was suggested to inform through the minutes there's a homeowner encountering significant financial hardship, and neighbors are welcome to send donations, to the clubhouse address, for bookkeeping to apply towards those dues.

- **Policy for hardship cases**

- Suggestion to create a written policy for handling hardship cases, including requiring documentation.

3. Property maintenance and Clubhouse Rental

- **Weeds and debris maintenance along 23rd Street**

The reoccurring issue of weeds and debris along 23rd Street was discussed. It is the responsibility of the property owners to maintain the area between their fence and the sidewalk, as per city regulations. The following issues were raised:

- **Landscaper involvement**

- Suggestion to have the landscaper handle it instead of relying on homeowners and obtain a cost estimate for having a landscaper weed whack the area twice a year.

- **Homeowner communication and objection**

- If the association takes action to maintain the area behind their fences, communications with homeowners will need to be very clear. There's always the possibility of homeowners objecting to the association maintaining the area behind their fences.

- **City regulations and right-of-way**

- Concerns about potential encroachment on city property (right-of-way) if improvements are made between the fence and sidewalk were raised. Nancy will contact the city about the right-of-way issue.

- **Deposit Policy for Clubhouse rental**

- **Clubhouse rental deposit**

- The current policy is to hold a \$100 deposit for clubhouse rental. It was suggested to increase it to \$200 or \$250. The current dues do not cover the costs of maintaining the clubhouse. Also emphasized, was the need for a clear policy on withholding deposits for damages and ensuring the clubhouse is returned in good condition.

- **Clubhouse renter responsibility**

- Clubhouse renters are to clean up after events, with the deposit being retained if the space is left in poor condition. It's also the responsibility of renters to cover damages exceeding the deposit amount.

- **Deposit Increase**
The board unanimously approved a motion to increase the clubhouse rental deposit to \$250. Ryan planned to consult with an attorney regarding the legality of non-refundable fees and other policy changes.
- **Non-compliance and Penalties**
The board discussed enforcing compliance with clubhouse rules, including penalties for non-compliance.

4. Financial Management, Clubhouse Management and Irrigation Shed Maintenance

- **OnCall**
 - **Board Assistance Services**
The board reviewed the contract and services provided by OnCall, evaluating their value and effectiveness. The board moved, seconded and unanimously approved the contract with OnCall. Ryan signed on behalf of the Board.
 - **Reserve Study Coordination**
The board discussed OnCall coordinating with reserve analysts for site visits and evaluations of common areas.
- **Communication with Service Providers**
The importance of clear communication with all service providers was emphasized.
- **Financial Reporting and Budget Preparation**
The board's responsibilities include preparing financial reports and draft budgets, with assistance from their bookkeeping service.
 - **Board's Time and Cost Management Strategies**
The current board has more time to manage tasks and responsibilities, which helps in keeping costs down.
 - **Financial management and CD options**
Discussion on managing funds with flexible and traditional CDs, considering options like SoFi for better interest rates.
- **Clubhouse Maintenance**
 - **Pest Control Services**
A motion was made, seconded and approved to hire Alpine Pest Management for semi-annual pest control services at \$140 per service.
 - **Window Cleaning Proposal**
A motion was made, seconded and approved to hire Top to Bottom Professional Window Cleaning at \$120 for both interior and exterior window cleaning in April.
 - **Security Cameras and Smoke Detectors**
The board received an update that the smoke detectors have been installed, the thermostat will be installed and on the potential installation of Wyze security cameras.
 - **Clubhouse Lighting Update**
An update was provided on the installation of new lighting in the clubhouse, scheduled for the following day. Electrician will be asked to prep an area to hardwire an exterior camera.

- **Clubhouse repainting**
The clubhouse interior needs repainting, which is considered a reserve expense. Estimates will be sought for painting the interior and exterior.
- **Irrigation shed finish and repair**
 - **Irrigation shed original costs**
The irrigation shed construction cost was \$6,234, with \$2,636 for excavation and retaining wall, and \$3,598 for the building. The treasurer will transfer \$2,636 from reserves to the regular account.
 - **Construction issues with the shed**
The shed construction was poorly done, many screws were not into studs, missing flashing, posing safety risks.
 - **Estimates for shed repair**
The landscaper who built the shed estimated \$1,800, based on \$75 per worker per hour plus materials with no guarantee of the final price to repair the shed and add a door. M&W Construction estimated \$2,530 for shed repairs, including adding a barn door, removing/replacing the roof, and adding flashing. Item to be addressed at the next agenda.
- **Rock chuck trapping**
Efforts to trap rock chucks are ongoing, with several already trapped this year. The traps are effective and humane.
- **Public Comments**
Pete, Rimrock Way property owner, introduced himself and was glad to hear discussion on the irrigation shed project.
- **Next meeting date**
The next meeting is scheduled for June 3rd at 7 PM.
- **Adjournment**
The meeting was adjourned at 9:08 pm.

Respectfully submitted,
Nancy Blankenship, Secretary