

## **Stonehedge on the Rim HOA**

### **October 7, 2025 Board Minutes**

**Call to Order:** The meeting was called to order on October 7, 2025 at 7:15 pm.

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

**Board Members Absent:** Sasha Greenberg

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

#### **Minutes:**

The minutes from both the September 8, 2025 Board meeting and September 19, 2025 Board work session were moved, seconded and unanimously approved.

#### **President's Report:**

President Ryan asked Maegan about photos to share from last Saturday's Photo Event with the four families that turned out. She look into what could be shared. With the COID irrigation season ending the middle of October, blowing out the irrigation system will be scheduled along with winterizing the HOA's equipment. A tree and bushes, around the Clubhouse, were trimmed recently too.

Ryan mentioned the website has been updated with the 2026 Reserve Study and prior minutes.

#### **Secretary's Report:**

Secretary Nancy thanked those that turned out for the Annual Meeting and introduced the three new homeowners (two home sales).

#### **Treasurer's Report:**

##### **Account Balances:**

- Checking: \$21,611.00
- Reserve: \$4,999.54
- Flexible CD (12 months): \$25,270.68
- Regular CD (13 months): \$25,332.74
- Total Reserve \$55,602.96
- Approximately \$600 of interest earned since May.

##### **Quarterly Budget Review:**

Treasurer Yvonne reviewed the actual versus budgeted expenditures.

<b>Operations Budget:</b>	\$40,340.00
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<b>Actual Operational Expenditures</b>	\$22,307.44
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Budgeted Remaining after Q3	\$18,032.56
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**Report on Community Events & Clubhouse Scheduling:**

Maegan Frentress mentioned their home is up for sale. If they are still here a Christmas event could be held the first Saturday in December.

**Architectural Review Board Applications:**

Two new architectural review applications have been submitted.

**New Business:**

**Results of Reserve Study:**

President Ryan explained that last year the HOA board hired Equip Consulting to complete reserve studies for the next three calendar years beginning with 2026.

- The study is a long-term plan to ensure funds are available to repair or replace assets like the clubhouse, roof, painting, and sprinklers.
- The consultant, Caleb, walk the property, identify all assets, and create a draft report outlining replacement costs and timelines over the next 30 years.
- The reserve study is intended as a guide, not a rigid mandate. The board will seek professional evaluations and cost estimates closer to the scheduled replacement date to confirm the timing and necessity of the work.
- The board and budget committee will review the study's recommendations annually, likely in November, to decide which projects to pursue for the upcoming year.
- The HOA board plans to meet with Caleb annually in the September-October timeframe to review progress and adjust/update the schedule.
- The current reserve fund has a starting balance of \$60,000 for 2026.
- A cash flow analysis based on the existing annual contribution rate shows that the fund will become positive for a few years but will be heavily in deficit by 2031. The current contribution path is **projected to lead to a \$375,000 deficit by 2031.**
- A new cash flow summary was presented, **proposing an increase in the monthly reserve contribution from \$10.30 per lot to \$20 per lot in 2026.** The proposed schedule **aims to achieve a 75-80% funded level within approximately 20 years and avoid future special assessments.**
  - For 2025, \$10.30 of the \$38.75 per lot per month was the reserve contribution. Or, \$123.60 of the \$465 annual dues was the reserve contribution.
- Following the initial increase, the plan includes a 10% annual increase for the next five years (through 2031), a 3% annual increase for 5 years and 1% thereafter.
- The proposed 2026 dues will be recommended to the Board by the budget committee that will meet November 10 at 6:30 pm. Jim, Christina and Dave volunteered to participate in the committee.

**Irrigation Pump Shed – Painted:**

Ryan and Dave G volunteered to paint the unfinished wood on the exterior of the irrigation shed.

**Volunteers Needed: (Clubhouse Check-in/out, Social Director, Budget Committee Members):**

The Board is looking for a new social director or a group to coordinate quarterly community events, as the current social director, Meagan, is moving. Duties include managing clubhouse rental requests, handling check-ins and check-outs, and performing cleaning checks.

Christina Marquez volunteered for Clubhouse check-in/out. Jim, Dave Gaines and Christina Marquez volunteered for the Budget Committee. Thank you!

The board will send an email to the community asking for a volunteer for Social Director.

**Violation Reports:**

None at this time. Ryan reached out to the Property Manager requesting him to connect and has not heard back.

**Landlords Notify Tenants There is No Parking on Streets and Garbage Cans Must Be Put Away After Pickup:**

An email will be sent to owners renting their properties in the subdivision asking them to remind their renters that their garbage cans must be put away after pickup, that there is no parking on the street and trailers must be stored behind a fence.

**Old Business:****Questionnaire Results - Clubhouse usage fee:**

Fifty percent of the homeowners replied: forty-eight (48) returned their survey online and two via paper regarding the clubhouse.

Online results are:

- Question 1. 20 Yes / 28 No
- Question 2. 15 Yes / 32 No
- Question 3. 10 Yes / 38 No
- Question 4. 19 Yes/ 29 No
- Question 5. 32 Yes / 16 No

From the two paper questionnaires, regarding the usage fee, one voted Yes, one voted No.

Ryan dug deeper into the results and found that a majority of past users also supported the fee.

The board discussed implementing a \$50 non-refundable usage fee for homeowners who rent the clubhouse, separate from the existing \$250 refundable deposit. The fee is intended to cover costs for supplies, professional window cleaning, and pest control. A counterargument was made that existing dues should cover these expenses. The board confirmed that state law allows HOAs to charge such fees and decided against renting the clubhouse to the general public.

**Metolius Ave & 23<sup>rd</sup> St Entrance – Quotes for dry-scape landscaping:**

A proposal was discussed to convert the landscaped entrance corners to a "dry scape" to save on water and maintenance costs, projected savings between \$1,600 and \$2,000 annually. There was disagreement regarding the accuracy of the projected savings. The board is currently waiting for quotes and needs to conduct further research. The idea of converting the areas along the back fences of properties to a dry scape was also raised to create a more uniform appearance and reduce weed maintenance.

Public Comments: None.

**Next meeting date:**

The next Board meeting is scheduled for December 2, 2025.

**Adjournment:**

It was moved, seconded and unanimously approved to adjourn the meeting at 9:14 pm and 9:15 pm after reopening the meeting to make the following motion:

It was moved, seconded and unanimously approved to accept and approve the 2026 Reserve Study.

Respectfully submitted,  
Nancy Blankenship, Secretary