

**STONEHEDGE ON THE RIM ASSOCIATION, INC.**  
**AGENDA FOR BOARD OF DIRECTORS MEETING**  
**AT 7:00PM ON 4 DECEMBER 2023**

1. Called to order by Dave G. at 7:05pm.
2. Board members in attendance: Dave G., Anthony G., Sasha G., Christina D. and Alan W. via google meet
3. Homeowners in attendance: 11 homeowners in person and 1 homeowner via google meet.
4. Approval of agenda motioned by Anthony, seconded by Sasha, approved by Dave.
5. Approval of meeting minutes from October 9th motioned by Christina, seconded by Anthony and approved.
6. President's report
  - a. Budget meeting held November 20th for 2023-Jim, Sasha, Ryan and Dave were present at the meeting
  - b. Concerns from homeowner about not having budget meeting minutes, they weren't kept. Was required. Some confusion about the need to have minutes—Sasha made it clear that all the discussion about the budget was repeated at the current meeting just to be transparent. They have all the documents currently that show where they came up with the budget. Anthony confirmed that quickbooks are \$15 per month. We appreciate being told the rules
    - i. Budget from 2022 was utilized to determine the budget for 2023 with research done on current bills with a small increase.
    - ii. Proposed budget and annual dues for 2024
      1. Budget items were gone through one by one. Only thing that was added was OnCall.
        - a. They will do violations/complaints, answer emails and come to each meeting and do the minutes/secretary work.
        - b. Concerns about violations and how quickly they will be addressed. They have to mail them and that could take 3-5 days and the homeowner needs time to remedy the situation which could be a minimum of a week or more.
        - c. Doug claims to have spent about 20 hours doing violations a month.
        - d. OnCall plans to come out 2 times per month physically where they split the cost with other associations.

- e. Discussion about how the violations should be communicated to OnCall. HOA needs to be contacted directly and then the complaints will be forwarded to OnCall.
  - f. OnCall only requires a 30 day notice to discontinue their contract and can be canceled if we are not happy with them or their services.
  - g. What % requires actual violation charges. Minimal violations are resolved after the first notice of violation.
  - h. Homeowners feel like fines need to be charged with repeated violations without a notice since it is the same violation being repeatedly broken.
  - i. If we hire another company, are they going to come out? No, the HOA would be monitoring the violations and OnCall would be notified and take care of the notifications and fines, but the treasurer would need to collect those fines.
  - j. Can we email the homeowner about the violation and mail? We cannot start the timeclock until they receive the mail in person. Which may be well over a week. Do we base it off of postmark date? Statute states we cannot notify via email it has to be by mail.
  - k. We are putting in \$4000 to do violations only? Yes, and to do minutes for the meetings. Can we raise violation costs so much that he keeps people from doing it? Charge the violators so much it doesn't continue to recur.
- iii. With regard to the budget—when are we going to get the website back?
- 1. Difficulty contacting godaddy with long wait times and difficulty getting through.
  - 2. Plans to call the website directly
  - 3. Thinking about having forms accessible outside the clubhouse to make it easier for people to have access to the forms for complaints and ARB's.
- iv. Question about using quickbooks online-no way it is \$200 per year.
- 1. It is \$15 per month.
- v. Why are office expenses the same as last year?
- 1. Not much that we send out.

2. Expenses for paper, postage
3. Just to do a mailing it is about \$100 for stamps and stamps will likely go up.
- vi. Website maintenance is budgeted at what we should be paying, but was kept the same. Had a friend maintaining it for cheap. Anthony was going to be maintaining the website.
  1. Anthony stated website maintenance is easy.
    - a. We volunteered Anthony to update it once it is functioning. He is willing to help out with that.
- vii. If there are documents that are being requested, Ryan, our new board member will be able to help out with that on the board and send those.
- viii. Question regarding website vs. internet provider: website was for the HOA website and on the back of the budget is for the wifi for the clubhouse.
- ix. Why did the landscaping go down from \$11,000 to \$9,000? How did it go down? They usually increase the charge. We currently pay \$1,200 for 7 months which is \$8400 and they went over just for any increases that may occur. More realistically it sounds like it was over budgeted last year.
- x. Added another line item for events for \$400 a year.
- xi. Last year we were at \$38,000 and this year we are asking for \$40,000.
- xii. We increased the contribution for the reserve account from \$500 to \$1000 which was more than the reserve study recommended.
- xiii. Motion to approve the budget, motioned by Christina, second by Alan, passed by Dave.
- xiv. Annual dues will be \$400 for the year 2024, up \$20 from last year.
- c. Attorney thoughts on OnCall Proposal
  - i. Attorney felt there were no problems with the agreement.
  - ii. Hiring for violations and for secretary work.
  - iii. Official motion to hire
  - iv. Motion to hire OnCall in with the script to use them for violations and meeting minutes. Motioned by Anthony, seconded by Christina, motion passed by Dave.
    1. OnCall to be notified of hire and they stated they would need 30 days before they could start officially.
    2. Communication would basically go through the board and forwarded to OnCall as appropriate.
7. Vice President's report

- a. Results of the Reserve Study
  - i. Came back to be fully funded to be \$137,700.
  - ii. Based on what they saw we need to budget \$875 per month
  - iii. Budgeting \$1000 per month is about \$1500 more per year than they recommended in the reserve.
  - iv. Reserve goes off of life expectancy of lifespan for fridge, roof, etc.
  - v. Our total cost for our reserve would be approximately \$500,000 but you don't have the total, which is why the reserve is at \$137,000.
- 8. Treasurer's report
  - a. Current amount in checking is \$20,417.25 and the reserve account is \$28,782.03.
    - i. We had added \$25,000 before back into the reserve.
    - ii. If we end up being at 80% of what is recommended for our reserve that is considered really, really good.
  - b. Motion to move \$12,000 by Alan to the reserve account from the checking account. Seconded by Christina D and approved unanimously.
    - i. Previous treasurer thought the reserve account was at \$44,000, not \$40,000.
    - ii. If the board has a standing resolution that says you can borrow from the reserve account to pay for operating expenses and then pay it back, the board has to have something saying we can do this.
    - iii. Current board had zero dollars when we took over.
    - iv. Discussion about borrowing vs. not borrowing from the reserve account.
      - 1. Old board or new board regardless, we should replenish the funds to what it was.
      - 2. We should consider our operating costs to avoid being negative.
  - c. Discussion to have a resolution to make another deposit to fully replenish Reserve account in January by approximately \$3,000 so that it is where it was prior to being garnished. End balance in April, 2023 for the reserve account was \$40,843.72 on the statement. We are actually now at what we were after transferring the \$12,000 over to the reserve tonight. In the treasury report from the board meeting June 5, 2023 the balance was reported to be in the \$40,843.72 by Marcie T. We should look at what was garnished and they had bought chairs and things with the reserve account but we are pretty close to where we were. Transferring \$3000 to the reserve on top of the \$12000 would get us back to what it was before. Pre garnishment \$30,792.72 and then \$4,783.37 in operating and \$0 in

reserve. \$3,400 would be to make up for what we didn't put in this year. The difference would be \$2,900.

- d. Alan W. makes a motion to move the \$3,000 to hold the reserve account now and make everybody happy, seconded by Christina D., motion passed.
- 9. Violations since last meeting-couple violations for parking
  - 10. ARB applications for 2232 SW Newberry Ct. overhang and 2225 SW Kalama driveway extension, tree removal, double fence installation and retaining wall were approved.
  - 11. New Attorney was voted on.
    - a. Board needs to update the attorney with the Secretary of State. Need to file a new amendment to the annual report to change our representative. Needs to be updated within 30 days.
  - 12. Public comments
    - a. Maegan asked about getting back our website.
      - i. Has been difficult to get a hold of go daddy and have been waiting on hold.
    - b. City of Redmond showed up and said they are going to put a water testing thing in her yard and dug a 4 foot hole and stuck a big metal pipe in the ground. They are going to put a cement pad around the metal pipe.
    - c. People need to stop at the stop signs as kids shoot down the streets and people are shooting through the signs.
  - 13. Date for the next meeting tentatively set for Tuesday, January 9th at 7:00pm. Will confirm all new board members can attend.
  - 14. Meeting adjourned at 8:34pm.