

Stonehedge On the Rim Association Inc.

BOARD MEETING January 9, 2024

Held in person at the Stonehedge Club House and via Goggle Meet.

The meeting was called to order by Dave Gaines at 7pm. Dave Gaines, Ryan Stephens, and Sasha Greenberg were present. Christina D. was also present to assist with the transition. Terri Bilyeu, OnCall LLC was present via Google Meet.

The agenda was approved as published.

The December 4, 2023 Board Meeting Minutes were approved as published.

OLD BUSINESS

Stonehedge has decided to hire OnCall LLC to assist the Association with governing document compliance, and to assist the Board with taking minutes and other duties as requested. The Board will sign the agreement and send the required \$300 prepayment as soon as possible.

Terri of OnCall responded to questions from the Board and ownership regarding the flow of reports and notices. After discussion it was decided that to start ...

- OnCall will create a Stonehedge specific email for correspondence.
- Send out a notice to owners encouraging them to correspond regarding non-compliance issues directly with OnCall, include CC&R's and review some of the current issues of non-compliance.
- The Board will support OnCall by providing historical information and reviewing all Non-Compliance Notices.
- OnCall will, within 48 hours of a report, send the appropriate notice to the owner via email and US Mail. Nancy shared that she believes that according to ORS 94.630, non-compliance notices must be mailed and that the "clock" for remedying an issue starts when the owner receives the notice. OnCall will review the laws and the governing documents to be sure proper procedure is followed.
- OnCall will send a copy of every notice, via email, to the Board.
- The Non-Compliance Report form will be updated to include OnCall's contact information.

TREASURER'S REPORT

As of 1/9/24 Stonehedge has received half of the 2024 dues, due on 1/31/2024. The checking account balance is \$17,129.65. The Reserve/Savings account balance is \$44,323.10.

NEW BUSINESS

Nominations were made, accepted, and approved regarding Board positions and their duties for 2024; President: Dave Gaines Secretary: Ryan Stephens Treasurer: Sasha Greenberg.

Dave will update the Association's Oregon Business Registration.

Signers need to be updated for the bank. Past board members will be removed, and the current Board Dave G. Sasha G. and Ryan S. will be added as signers. Dave will work with the bank and get the process started.

Additional Board duties:

- Welcome Packets – Dave reported that the supply of Welcome packets that are given to new Stonehedge owners needs to be replenished. The Board approved continuing to include Starbucks Gift cards in the packets.
- Club House Use – Maegan volunteered to continue managing the use of the clubhouse. It was decided that she would be given access to the Stonehedge business email to facilitate scheduling. In the meantime, the Board will notify her if any requests for Club House use come in. The Board will also research laws, permits and insurance regarding using the Clubhouse appliances. A \$100 deposit and a completed Club House request form (located on the website) is needed to reserve the Club House.
- Posting of Meeting Notices, Agendas & Minutes at the Clubhouse – Ryan will take care of the postings.
- Stonehedge Email - Board members will "file" all emails that have been read in the proper files in order to maintain consistency.

- ARB Requests – are on the website.
- Compliant Forms – are on the website.
- Website – Christina D. has the Stonehedge website, StonehedgeRedmond.org, up and running. It's been down for a while due to administration and hosting issues. These have been resolved except for concerns with the company that manages the hosting and web address. It was suggested that the company that managed our website has retired and that may be why we've had issues. Christina shared that we use GoDaddy for \$97 annually and that it is very easy to update and maintain. Thinking the Association can handle all things website Christina will contact them and arrange for the Association to take over the management. Most of the Association documents and forms are on the website. Ryan suggested that an Association calendar be posted on the website showing meetings, events, and clubhouse availability. Ryan will work with Christina to bring it up to date with newsletters and calendars etc.
- Association Mailbox and Drop Box – Dave proposed that the Board take turns checking the Association Mailbox and Drop box and distributing to in-boxes located in the clubhouse office. Dave will do it through the next board meeting where the Board will review the procedure.

PUBLIC COMMENTS (OPEN FORUM)

Comments and questions from owners were addressed during discussion of each agenda item.

NEXT BOARD MEETING

Monday, February 5th, 7pm

ADJOURNMENT

The meeting was adjourned at 8:18pm

Respectfully submitted, Terri Bilyeu, OnCall LLC