

Stonehedge on the Rim Association

Board Meeting Minutes

Monday, February 12, 2024 7pm, Stonehedge Clubhouse

Board Members David Gaines, Ryan Stephens and Sasha Greenberg were present. OnCall's Terri & Kylie were also present.

Meeting called to order at 7:10pm.

Sasha made a motion to approve the agenda. Ryan seconded.

Sasha made a motion to approve January 9, 2024 minutes as published. Ryan Seconded.

Old Business:

- Approval of revised OnCall Agreement; motioned by Sasha, seconded by Ryan.
- There was discussion with owner questions and comments regarding the non-compliance procedures, issuing a Courtesy Notice, when to issue a fine for non-compliance, delivery of notices. OnCall is still reviewing documents for the proper process. Relevant forms are being updated to reflect OnCall's contact information to include OnCall's email for Stonehedge (stonehedge@oncalco.us). OnCall is available to do site visits looking for violations. It is important that owners are the ones to report issues, they are the ones living in the community seeing things day to day. The Board reiterated that the owners are responsible for notifying OnCall and/or The Board when they witness issues of non-compliance.
- OnCall suggested sending an All-Owner Courtesy Notice to remind them of what are issues of non-compliance and what the Notice and Fine policy is. The Board approved the Notice to be sent out the 1st of March.
- Stonehedge Website - Ryan has taken over and is posting current items of importance on the website.

Treasurers Report:

- Sasha reports Checking account balance is \$32161.16 and the Reserve Fund balance is \$ 44864.23. The 7 Owners that have not yet paid their 2024 dues have been contacted. Sasha will follow up one more time before issuing late fees.

New Business:

- Resolutions - It has been proposed that two new resolutions be prepared and reviewed/considered by the attorney:
- Ability to borrow from Reserve Account, if necessary.
- Review Section 4.8 of the CC&R's, specifically as it relates to trailer parking, and extending the time limit outside a fence to 5-6 days.
- Clubhouse Office - It was proposed that the Board ask for a volunteer to do the office filing and organizing. Because some of the Association's paperwork is confidential the volunteer would need to be a Board member. Sasha has volunteered to organize and oversee the office.
- 2023 Income Taxes - Dave has done the taxes himself the past couple years which has saved the Association money. After discussion it was decided that it would be more

appropriate to have the taxes done by a CPA starting with 2023 taxes. Going forward it will be a budgeted expense. OnCall will send the Board a referral.

Misc Items:

- 2024 Landscaping raised 7%; 2024 rates are \$75 per hour and \$1,200 per month.
- OnCall suggested creating “Rules and Regulations” which are a great way to emphasize important rules to follow per the Governing Docs. OnCall will send some examples to the Board.

Next meeting scheduled for Tuesday, April 16th, 7:00 pm at the Clubhouse.

Meeting adjourned at 8:33pm.

Respectfully Submitted by Kylie Bilyeu, OnCall LLC