

STONEHEDGE ON THE RIM ASSOCIATION, INC

Tuesday, January 14, 2025 Board Meeting

Meeting called to order 7:05PM at Clubhouse. Ryan, Sasha, Marcie, Yvonne and Terri from OnCall.

Approval of Agenda: Dave made a motion to move New Business to the beginning of the meeting. Motion passed.

Approval of 12-10-24 Board Meeting Minutes: Minutes approved

President's Report: Dave the retiring president stated both Ryan and Sasha were nominated in 2023 for a two-year term ending in 2025. This means Marcie, Yvonne and Nancy's 2-year terms expiring in 2026.

New Business

- Board Positions: Marcie nominated Ryan as president. Sasha seconds. Approved. Yvonne nominated Marcie for Vice President. Nancy seconds via email. Approved. Marcie nominated Nancy as secretary. Yvonne second. Approved. Marcie nominated Yvonne for Treasurer and after discussion Ryan seconded. Sasha will be Director at Large. Marcie volunteered to take care of updating the website. Marcie said that after Nancy has the opportunity to review what the secretarial duties are she will let the Board know what she would like OnCall's assistance with. There was discussion as to what OnCall will be doing for Stonehedge as bookkeepers in 2025. Yvonne will provide OnCall with copies of bills and bank statements, but all originals will be kept at the clubhouse. She will be handling the accounts payable, OnCall the accounts receivable reconciliations and financial reports.
- Credit Card: The credit card is in Dave's name and technically belongs to him even though he has used it for Stonehedge expenses and Stonehedge has made the payments. The Board will now be using the debit card and checks to pay for expenses.
- Update Bank signers: Ryan Stephens, President and Yvonne Anderson, Treasurer shall be the signers on the Bank of America accounts which end in 5019 (Business account) and 7189 (Business Advantage Savings). All current and past signers will be removed.

Treasurer's Report: Checking account balance as of 12/31/24 was \$14,282.85 and Reserve Fund balance was \$53,776.85. The monthly auto transfer from checking to Reserves needs to be updated to reflect \$1,000. January's transfer went through with \$540 so \$460 still needs to be transferred in January. The year ended with 2 owners with unpaid dues of \$200 each. Formal notices were sent in December, late fees and interest have been assessed. As of today 35 owners have paid their 2025 dues. The 2025 Tree Care has been completed for \$2500 as well as the pump maintenance and update, The invoice is needed to establish the amount to be reimbursed to the operating account from the Reserves.

Non-Compliance Report: Marcie volunteered to oversee the non-compliance reports and notices. Although issuing notices is typically one of the secretary's duties, the Board, with feedback from ownership, hired OnCall to do the enforcement. This allows owners to share complaints with a third party and not someone on the Board as well as the Board not having to issue notices to their neighbors. Discussion followed regarding what forms are currently being used and concerns that issues of non-compliance are not being noticed. The Board will review forms and procedures for issuing non-compliance notices.

Old Business

- The pump and pump cover work has been completed and cost a total of \$6234.
- Town Hall Meeting: Terri originally requested a Townhall meeting where information could be presented, and owners could express their thoughts on Stonehedge's No Parking on the streets in an excess of 3 days in a month. The current rule needs to be clarified. The Board did not feel the need for an actual meeting but did feel conducting a survey would be better and may get more feedback. Sasha will prepare draft list of questions to be sent to ownership and the board will review.
- Stonehedge Committees: Volunteers are needed for all the committees.
 - Common Area Maintenance: Dave Gaines is the acting Chair
 - ARB Chair: A discussion regarding who will be the ARB Chair, no decisions were made.

- Community Events and Clubhouse Scheduling: Maegan is the chair
- Welcome Committee: Dave has been handling the duties. Ryan made a motion that Sasha chair the committee. Marcie seconded. Approved.
- Corporate Transparency Act: The board will wait to file until mandated.

Open Forum:

- Reserve Study Status. The Board hired Caleb of Equip Consulting to conduct a Reserve Study in 2025 for 2026. It will be conducted sometime after spring and in time to be finalized and used for budgeting for 2026. It was asked if he will meet with the Board and or the ownership and answer questions. Terri explained that Caleb will gladly meet and answer questions.
- Attorney contact. Dave will call attorney to introduce Ryan as president.
- Marcie and Nancy asked the Board for approval to follow up and apply to the Energy Trust Program of Oregon by Jan. 16 in the hopes of getting the clubhouse lights updated to LED. Ryan motioned as such; Sasha seconded. Approved.
- Marcie asked for the signed agreement between OnCall and Stonehedge as she and Yvone have been unable to locate it in the office files.
- Marcie and Yvonne have been working at the office and purging old paperwork. Marcie has been updating the Board computer and asked the Board to approve purchasing an online computer data backup subscription called "Carbonite" Yvonne motioned as such. Marcie second. Approved.
- Marcie will be monitoring the Board email StonehedgeRedmond@gmail.com

Next Board Meeting: Tuesday, February 18, 2025 at 7PM

Adjournment: 9:15PM

Respectfully submitted,
Terri Bilyeu, OnCall LLC
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