

# Stonehedge on the Rim HOA

## June 3, 2025 Board Minutes

**Call to Order:** The meeting was called to order by President Ryan at 7:00 PM on June 3, 2025.

**Board Members Present:** Ryan Stephens, Marcie Thueringer, Yvonne Anderson, Sasha Greenberg (arrived at 7:20 pm) & Nancy Blankenship

**Others Present:** Ashley Overgweg-Hart, Sherry Gullings, Dave Gaines, Carter Williams, Maegan Frentress, Jan Wells, Zaya James, Jayden Lane, Imelda Navat, Audrey Lipskey

**Agenda:** The June 3, 2025 agenda was moved, seconded and unanimously approved.

### Minutes:

The minutes from the April 16, 2025 Board of Directors meeting was moved, seconded and unanimously approved. The minutes from the May 6, 2025 Special Board of Directors meeting was moved, seconded and unanimously approved.

### President's Report:

President Ryan asked Dave Gaines to report on Saturday's work party. Dave reported on the irrigation supply, battery operated sprinklers at the subdivision entrance on Metolius Ave, and notice from the City of Redmond "Aqua watch" which he will forward to the HOA email. Saturday's work day focused on cleaning the ditch which was too extensive and dangerous for the small group. Other options will be considered.

**Secretary's Report:** No report.

**Treasurer's Report:** Yvonne reviewed the following:

- **Account Balances:**
  - Checking: \$33,543.50
  - Reserve: \$5,766.99
  - Flexible CD (12 months): \$25,000
  - Regular CD (13 months): \$25,000
- **CD Strategy:** Not all funds placed in CDs per Bank of America's advice to avoid account closure/re-opening issues.
- **Rebate:** \$799 lighting rebate received from Central Electric. New LED lights installed and operational.

**Community Events and Clubhouse Scheduling:** Maegan reviewed the following:

- A. Upcoming Events:** Baby shower scheduled for Sunday; and graduation party on June 14th. Megan will do the initial walk-through, but as she is unavailable for follow-up on June 15<sup>th</sup> Ryan will handle. A few recent incidents were mentioned: thermostat left on high, refrigerator not unplugged, bathroom vent fan running, and the need for an easy checklist renters can use.
- B. Scheduling - Volunteer Need:** Temporary volunteer needed to cover Megan's clubhouse management duties. Again, it was suggested to use a laminate checklist to simplify the follow-up process for Maegan and the renters. Also for better results, it was suggested to actually mop the floor rather than use a Swiffer system.

**Architectural Review Board Applications:**

The ARB application request from Anthony Maldonado's (2225 SW Kalama Ave) to paint his house was moved, seconded and unanimously approved by the Board.

**New Business:*****Violations Report*****A. OnCall Participation in Managing Violations**

The Boards been receiving and documenting violations (notes/photos) as they are submitted, these are forwards to Terry at On-Call, who issues official notices. This has improved speed and efficiency. The online violation reporting form needs updating to reflect current procedure and contact info of the HOA.

**B. Person Living in RV**

Issue of person living in RV appears resolved; no longer present. The HOA policy defers to city regulations on RV occupancy.

***Reserve Study Update***

Yvonne reported that she and Dave Gaines met with reserve study specialist and a draft report is expected in July for the Board to review.

**Old Business:*****Updates:*****A. Installation of Clubhouse Thermostat Control and Security Cameras**

The new, free thermostat has been acquired; needs installation. New thermostat will allow remote operation via phone. Installation of security cameras were tabled for now.

**B. Maintenance along 23<sup>rd</sup> Street**

The Board is to identify properties, take photos, and provide details to On-Call who will send the notices.

***Parking Questionnaire, Rules, Etc.:***

After some discussion, the parking questionnaire initiative is no longer needed.

***New Irrigation Shed - Finishing / Repairing:***

Concerns expressed regarding newly constructed irrigation shed regarding safety/structural issues (raw, sharp sheet metal edges; screws not secured into studs) (built 2024 for \$6,234). The original contractor estimates \$1,800 (time plus materials, with no guarantee cost) to address issues. Another bid was acquired from M&W's (licensed with the State) with an estimate of \$2,530 (fixed price, with detailed scope). Although the bid is several months old, M&W confirmed they will hold the price.

It was moved, seconded and unanimously approved by the Board to accept the bid from M&W for repairs of the new irrigation shed at \$2,530 to be paid from reserves. Work anticipated next week.

***Clubhouse Rental Deposit (Currently \$250) – Attorney Response (Ryan):***

Legality of non-refundable fee not yet discussed with attorney. The current policy is \$250 refundable deposit required for rental. The proposed change was to consider a non-refundable usage fee (e.g., \$50).

*Arguments against usage fee included:* Clubhouse is a community asset; cleaning costs are understood to be in annual budget (not specifically for professional services); prefer stricter enforcement of post-rental cleaning inspections. One owner suggested cleanings, estimated at \$100 per cleaning (\$200 annually for two cleanings) could be covered by an additional \$2/year per homeowner.

*Arguments for usage fee:* Usage fee could fund professional cleaning (e.g., twice a year) as user cleaning is often inadequate; cleaning Standards for floors and windows (which are often left dirty); renters (about 30% of homes) may not receive cleaning notices from owners. Deposits have never been retained despite cleaning issues. Deposit is meant to ensure cleanliness or cover costs.

The Clubhouse maintenance and supplies budget is \$1,300. The consensus on cleaning was two professional window cleanings and two professional clubhouse cleanings per year, plus pest control (already started), are desired and will be discussed at fall budget meeting.

It was agreed that the \$250 refundable deposit will be retained. No non-refundable usage fee at this time.

***Turning Overdue Dues to Attorney – Attorney Response (Ryan)***

The Attorney agrees with turning over unpaid fees for collection; current process is effective and was recently successful.

***Creating Hardship Policy***

Following a short discussion it was determined that there will be no formal policy; cases handled individually as required by state law.

***Clubhouse Interior & Exterior Paint Estimates***

One bid received from resident family company: Exterior: \$8,140; Interior: \$8,762; with \$1,000 discount if both done. Bid includes prep work (power washing, scraping, and caulking) and specifies paint types.

At least three bids will be obtained. Consult reserve study for timing. Typically, exterior in summer, interior in winter.

***Length of Board Meetings***

Ryan would like to aim to keep meetings concise (approximately 1 hour); focus on critical items and table others.

***Meeting Minutes Formatting***

Current practice aligns with recommendations from OnCall.

**Budget: Line-by-Line Review**

Quarterly review of budget versus actual expenditures requested; to be included in next meeting agenda.

**Public Comments:**

**Chickens:** Carter Williams, Zaya James, Jayden Lane (young residents) are gathering signatures on a petition to allow chicken coops with limited number of hens (no roosters or noisy breeds) in backyards, with cleanliness requirements. The benefits include: educational for children, pest control, fresh eggs, community building.

Current HOA Bylaws (Section 7.2) prohibit poultry and other specified animals. The Board reviewed the process in the CC&Rs and Bylaws to make the change: gather petition signatures showing 75% support (of 100 homeowners); draft amendment language, with legal help; submit for formal vote by all homeowners (75% approval required).

The Board's concerns include odor (citing past pet pig issue), predators, and enforcement of cleanliness/noise. The Board acknowledged residents' efforts, encouraged them to proceed if committed, and clarified current restrictions by reading Section 7.2.

**Meeting Called Last Month By Richard Lance (Golf Course Proposal):**

Several board members and owners attended a meeting initiated by Richard Lance about a rumored golf course which turned out to be a retelling of Tom Fields proposed golf course in the late 1990s. Mayor Fitch confirmed no plans for a golf course or HOA property acquisition in the future. Meeting appeared to be an attempt to involve the HOA in a "South Canyon group" to preserve and maintain south canyon as there is in the north canyon.

**Upcoming Communication:** "Summer" themed communication approved for general distribution, with follow-ups for non-compliance (like property maintenance/weeds, trees overhanging in the street).

**Safety Concern - Extended Trailer:** Trailer extending into Rimrock Way noted as a safety hazard.

**Next meeting date:**

The next meeting is scheduled for August 5, 2025 at 7 PM.

**Adjournment:**

It was moved, seconded and unanimously approved to adjourn the meeting at 9:08 pm.

Respectfully submitted,  
Nancy Blankenship, Secretary