

Stonehedge on the Rim HOA March 25, 2026 Board Minutes

Call to Order: The meeting was called to order on March 25, 2026 at 7:16 pm.

Board Members Present: Ryan Stephens (Virtual), Marcie Thueringer, Yvonne Anderson, & Nancy Blankenship

Discussion of 2025 Draft Taxes:

- A discrepancy was found in the financial documents for the 2025 tax filing. The “total exempt function income” was listed as \$109,801, a large increase from the previous year’s \$30,754. The financial statement sent for tax preparation shows annual dues of \$109,801.
- The statement sent to the Homeowners, which is correct, shows annual dues of \$68,907.

A motion was moved, seconded and unanimously passed to approve the tax filing on the condition that the “total exempt function income” is corrected. The amount of taxes owed (\$288 federal, \$150 state) is not expected to change, as it is based on interest income.

Quotes for Crack Sealing To Asphalt Paths:

- Three quotes were obtained for pathway crack repair.
- A motion was moved, seconded and unanimously approved to accept Western Protective Coating quote that provided a comprehensive bid for \$3,480.
- A significant tripping hazard near 23rd Street, caused by tree roots from a neighbor’s property, will be addressed by grinding the roots flat and patching the area.
- After smaller cracks are sealed and larger (3”) are patched, the work will include a seal coat requiring a 24-48 hour curing period, during which the paths will be barricaded. The project is scheduled for late May or when weather permits.
- The irrigation system must remain off 24 hours prior and until after the work is complete.
- Homeowners will be notified of the closure, with special notice given to adjacent residents. Signs will be posted to direct pedestrians of closures.

Roofing Project: Bids and Specifications:

The subcommittee gathering information and preliminary quotes noted:

- Different shingle types SBS polymer were highly rated for wind and adhesion.
- All contractors recommended upgrading from box vents to a ridge vent system while ensuring sufficient intake vents for proper airflow.

- One solar tube in the women's restroom is disconnected and needs to be reset to avoid voiding the roof warranty.
- Workmanship warranties are generally for 15 years, with material warranties from 25 to 50 years.
- Once all the information is gathered, an RFQ (Request for Quotes) will be finalized documenting the requirements for the new roof, and will be sent to roofing companies.

Updates:

Irrigation System Timing - The irrigation system will likely need to be turned on earlier than usual this year due to dry conditions. When pavement coating is scheduled, sprinklers in that area can be shut off a few days prior.

CC&Rs Amendment Process - The attorney advised against a complete rewrite of the CC&Rs, suggesting a "restatement amendment" to add clarifications (e.g., rules on holiday lights, garbage can storage). The board will seek clarification from the attorney on the "restate amendment" process versus a standard amendment and how section 11.6 applies. They are compiling a list of desired changes and will in the future request homeowners submit ideas as well.

Corner Property Easement & Title Search - The attorney could not find a documented easement for the corner properties and recommended a title search.

A motion was made, seconded and passed unanimously to proceed with obtaining title reports.

Unresolved Hole in the Canyon - A formal letter citing the CC&Rs was sent, stating the hole must be filled by March 30th or the association would hire someone and bill the owner. Another homeowner and their child filled one of the hole, but the other remains partially filled.

Adjournment:

It was moved, seconded and unanimously approved to adjourn the meeting at 8:35 pm.

Respectfully submitted,
Nancy Blankenship, Secretary