

Stonehedge on the Rim HOA

November 10, 2025 Budget Committee Meeting Minutes

Call to Order: The Budget Meeting was called to order at 6:40 pm on Monday, November 10, 2025.

Budget Members Present: Ryan Stephens, Marcie Thueringer, Yvonne Anderson, Nancy Blankenship, Dave Gains, Christina Marquez & Jim

Budget Members Absent: Sasha Greenberg

Calendar Year 2026 Budget Committee Discussion:

- The Budget meeting focused on 2026 HOA budget planning for dues allocation: Reserve and Operation Accounts.
- Discussion included: 2025 operational expenses (refining budget allocations for landscape, utilities, events, and security), historical underfunding of reserves and planning for major capital expenses (clubhouse roof, painting). Three new line-items were added:
 - Operations Account: \$1,000 Contingency
 - Operations Account: \$1,000 Security (Clubhouse equipment and installation)
 - Reserve Account: Interest (TBD)
- At the last meeting, the HOA board agreed to increase reserve contributions from \$10.30 to \$20 per lot per month. Interest earned on Reserve funds will remain in Reserve Account.
- Expectation to continue a clear separation between reserve and operating funds; avoid transferring surplus operating funds to reserves unless explicitly communicated.
- Communication with homeowners for Annual Dues will clearly designate dues for operations and for reserve accounts. President Ryan offered to prepare a letter to accompany the annual dues invoices explaining the reasons for the increase and upcoming capital expenses.
- President Ryan offered to prepare and distribute a Newsletter.
- Next meeting will review estimated ending cash balance for operations account and a proposed operational dues assessment.

Marcie mentioned that CC&R (Covenants, Conditions & Restrictions) under Oregon Law need to be updated at certain points in time. She is researching requirements to include planning update process and ensuring legal compliance.

Next Meeting and Adjournment:

The next meeting will be held Monday, November 17 at 7 pm. The work session was adjourned at 8:50 pm.

Respectfully submitted, Nancy Blankenship, Secretary