

Stone Ridge Homeowners Association Board Meeting

July 23, 2020 7:00 pm

Attendees: Dennis, Julie, Rhonda, Mike, Diane, Doug and Ken

Absent: Jodi

Agenda:

- **Quick Financial Review:**

Julie provided a quick review of the financials. Note: \$2,500 in late receivable.

Motion: Within 3 ys, have 1 year of expenses in reserve. Presently, this would require about \$35,000.

Motion approved unanimously.

- **Tree/Evergreens along Yankee Hill:**

Discussion regarding the replacement of the dead evergreens. Concerned that dead evergreens were just cut down – left stumps. Weeds are growing around these stumps. Very unattractive -poor job removal. Lawn cutting has done some keep up.

Dennis mentioned that there was a total of 16 tree removals and thus 16 replacements. Discussion to hold off planting the any remaining trees. Concerns that some replacements have been placed too close together. Maybe can replace less trees. There was a motion to replace the trees on the north end and include stump removal.

UPDATE since meeting. All stumps have been removed and cleaned up. Additional trees have been planted

- **Sprinkler system repairs along Yankee Hill:**

Motion to table this issue until next year due to the issues regarding the trees.

- **Covenant review before finalizing:**

Did not discuss. Board did discuss several issues regarding non-compliance of the existing covenants. Of particular issue is the non-compliance of standalone structures on properties (noted one structure associated with the home on the corner of 25th and Granger). Motion was stated that these homeowners would receive a letter that includes section 3B of the existing covenants. Additional discussion to determine should our attorney or board send the letter.

- **Other topics ?**

Dennis provided a letter he developed regarding issues with the homeowner of 2530 Alana Ln. Issues regarding covenant non-compliance and health and safety issues. Homeowner lives in MN as is renting the home to family members. It was decided with this issue (particularly with safety issues), board will have the attorney send a response to the homeowner.

Meeting adjourned 8:30 pm

Diane Dinnel