

STONERIDGE PROPERTY OWNERS' ASSOCIATION  
ANNUAL MEETING  
JUNE 13, 2009

PRESENT:

Dean Allara – President  
Joe Geach—Vice President  
Rusty Davidson—Treasurer  
Ruby Smith—Secretary  
Larry Cunningham—Director  
Len Hannaman—Director  
Richard Shanafelt—Director  
Carole Ray—Director

ABSENT:

Richard Cousins-- Director

The Annual Meeting of Stoneridge Property Owners' Association ("SPOA") was held at The Event Center Building on Saturday, June 13, 2009, located at 108 Chatwold Road, Blanchard, Idaho 83804.

The meeting was called to order by Dean Allara, President, at 7:06 p.m. after being Advised by Ruby Smith, Secretary, that a quorum was present, including (1) Property Owners and (2) board members Larry Cunningham, Rusty Davidson, Joe Geach, Len Hannaman, Richard Shanafelt and Carole Ray.

**MEETING MINUTES**

WHEREAS, the first order of business was to review and approve the minutes of the June 14, 2008 Annual Meeting.

John Wells, Property Owner, moved that the minutes for the June 14, 2008 Annual Meeting be approved as amended and written. Terry Bennett, Property wner, seconded. The motion carried.

RESOLVED, that the minutes of the June 14, 2008 Annual Meeting are approved.

**ELECTION PROCESS**

Larry Cunningham, Director, presented information and outlined procedures regarding The election process for prospective new board members.

The following candidates presented their reasons for why they want to be on the board: (1)Rusty Davidson, (2) Russ Vatcher, ( 3) Steve Bradford spoke for Mary Bradford, and(4) Dean Allara.

## **TREASURER'S REPORT**

WHEREAS, the next order of business was to review and approve the following Financials: (i) Budget Comparison dated May 2009, (ii) Balance Sheet dated May 2009, (iii) Budget Comparison dated December 2008 and (iv) the Balance Sheet dated December 2008.

Rusty Davidson, Treasurer, updated the property owners and the board, presented Information and discussed the above financials which were reviewed and variances were Noted. General discussion took place and variances were noted.

Rusty Davidson, Treasurer, presented information and updated the Property Owners and the board on the 2010 Proposed Operating Budget. General discussion took place and variances were noted.

Russ Vatcher, Property Owner, moved to approve the SPOA 2010 Proposed Operating Budget, subject o the board's final approval in November, 2009 and he moved that the May 2009 and December 2008 financials/Treasurer's report be approved. John Wells, Property Owner, seconded. The motion carried.

RESOLVED, the May 2009 and December financials/Treasurer's reports are Approved and the SPOA 2010 Proposed Operating Budget be approved subject to the Board's final approval of said operating budget in November, 2009. The motion carried.

## **ELECTION RESULTS**

The results of the election are as follows:

1. Rusty Davidson—Three year term (expiration date 2012);
2. Russ Vatcher—Three year term (expiration date 2012); and
3. Dean Allara—Three year term (expiration date 2012).

## **CC7R REVIEW & UPDATE**

Dean Allara, President, informed the Property Owners that the "Amended Text" Document will be sent to Property Owners for their review and approval. He also Informed the Property Owners that in order to effectuate any amendment changes, 67% Approval by the Property Owners is required. He also informed the meeting that the Property Owners will be voting on each issue individually and not a "packaged" vote. General discussion took place regarding the proposed "Amended Text" document and the Procedures for voting on said proposed amendments.

## **DEVELOPER'S PROGRESS REPORT**

Dean Allara, President, presented information and updated the Property Owners and the board regarding the developer's progress and prospective plans for the community. He also discussed that the new clubhouse will be put on "hold" for a short time. The Property Owners were informed that a verbal commitment by a Fortune 500 company was obtained for cell service by the end of 2009. He was pleased to report that we finally have a good internet provider for our community.

## **OPEN DISCUSSION**

Dean Allara, President, informed the Property Owners and the board that Carole Ray, Director, has been able to obtain commitment of services from Waste Management for our community, provided that we have at least 21 participants. Waste Management is offering the following two trash can sizes (1) 64 gal equivalent to 2 trash cans for \$14.20 per month and (2) 96 gal equivalent to 3 trash cans for \$16.47 per month. The trash cans must be kept in the garage and only be pulled out on trash day which is currently scheduled for Friday pick-ups.

Dean Allara, President, also informed the community that the board recently approved to adopt the Bonner County leash law which will go into effect in our community immediately.

Ken Blair, Property Owner, posed a question regarding if there was a tree cutting Program being performed by the Developer in the Stoneridge community. Brad Hansen, General Manager, informed the Property Owners that "yes," there is a tree cutting Program being performed by the Developer and that there is "no" burning taking place— And that they are chipping it all, smoothing out the trail and replanting trees.

There being no further business, Larry Cunningham, Director, moved to adjourn. Gordon Bolton, Property Owner, seconded. The motion carried.

The meeting was adjourned at 8:02 p.m.

Respectfully submitted by:

Carole Ray  
SPOA Acting Secretary

