

**STONERIDGE PROPERTY OWNERS' ASSOCIATION
BOARD MEETING
SEPTEMBER 18, 2008**

PRESENT:

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

ABSENT:

GUEST:

Robert Hartnett
Fred Ghio
Ward and Maureen Coble
Rick Swanson

A meeting of the Board of Directors of Stoneridge Property Owners' Association ("SPOA") was held at the SPOA office on September 18, 2008, located at 364 Stoneridge Road, Blanchard, Idaho 83804.

The meeting was called to order by Dean Allara, President, at 5:03 p.m. after being advised by Ruby Smith, Secretary, that a quorum was present, including board members Larry Cunningham, Joe Geach, Rusty Davidson, Richard Cousins, Richard Shanafelt, Carole Ray and Len Hannaman.

MEETING MINUTES

WHEREAS, the first order of business was to review and approve the minutes of the August 21, 2008 board meeting.

Richard Shanafelt, Director, moved that the minutes for the August 21, 2008 board meeting be approved as amended and written. Rusty Davidson, Treasurer, seconded. The motion carried.

RESOLVED, that the minutes of the August 21, 2008 board meeting minutes are approved.

TREASURER'S REPORT

WHEREAS, the next order of business was to review and approve the financials for August 2008: (i) Budget Comparison dated August 2008, (ii) Balance Sheet dated August 2008 and (iii) the Aged Receivables Report Aged as of September 18, 2008.

Rusty Davidson, Treasurer, updated the board, presented information and discussed the Budget Comparison, Balance Sheet and Aged Receivables Report which were reviewed and variances were noted.

Richard Cousins, Director, moved that the August 2008 financials/Treasurer's report be approved as submitted, Richard Shanafelt, Director, seconded. The motion carried.

RESOLVED, the August 2008 financials/Treasurer's reports are approved.

Additional discussion took place regarding the need for a deposit form.

Richard Shanafelt, Director, moved to have the Chairman of the ARC, Brad Hansen, construct a standard deposit release form. When the need arises, the form will be filled in, it will be sent to the Treasurer to be approved and then a check can be prepared. Carole Ray, Director, seconded. The motion carried.

Additional discussion took place regarding property owners in arrears over 90 days and property owners which have been sent letters regarding being in arrears: liens to be processed to the following:

F0619 – Resident Code: t0003053

LK2205 – Resident Code: t0010307

NEW BUSINESS

Guests Maureen and Ward Coble arrived at 5:20 p.m. Guests updated the board, presented information and discussed their nuisance complaint. General discussion took place and the nuisance complaint was noted. Guests were excused at 5:35 p.m.

Executive session took place at 5:35 p.m. Executive session ended at 5:56 p.m.

The board has addressed the nuisance complaint during the meeting; further discussion took place.

Richard Shanafelt, Director, moved that the President of SPOA will address the nuisance complaint by contacting Maureen and Ward Coble and that the board will continue to monitor the situation. Carole Ray, Director, seconded. The motion carried.

Guest, Fred Ghio, updated the board, presented information and discussed a harassment incident. Said guest requested a letter be sent out to our community condemning such occurrences. Harassments are not to be condoned and will not be tolerated in our community. Guest, Fred Ghio, excused himself at 6:00 p.m.

Richard Shanafelt, Director, moved to draft a letter regarding a recent anonymous harassment letter which was given to a resident in our community and that this will not be tolerated in our community. The board will use its full authority to rectify this issue. Carole Ray, Director, seconded. The motion carried.

Guest, Bob Hartnett, updated the board, presented information and discussed the desire to have fireworks on the 4th of July at our community.

Larry Cunningham, Director, moved to have the board review the CC&Rs regarding fireworks and to review and discuss further at the next board meeting. Carole Ray, Director, seconded. The motion carried.

At 6:15 p.m. Bob Hartnett excused himself from the meeting.

Guest, Rich Swanson, and Joe Geach updated the board, presented information and discussed their desire to allow a temporary variance on the CC&Rs (Exhibit 7 (43)) regarding the two (2) domestic pets rule. General discussion took place. The board's interpretation of the CC&Rs, Exhibit 7 (43) is two (2) domestic pets per Lot/Unit. A Lot/Unit is defined in the CC&Rs on page 9 as: Lot/Unit shall mean and refer to a portion of the Property, other than the Common Area, intended for any type of independent ownership and use as may be set out in this Declaration and as shall be shown on the Plat Map filed with this Declaration or amendments thereto. Where the context indicates or requires, the term Lot/Unit includes a condominium Unit, Dwelling, Building, physical structure, or improvement constructed on the Lot/Unit.

Mr. Swanson is selling his Lot/Unit. He has a prospective buyer. The prospective buyer lives alone and she has three (3) very small dogs which she loves. She cannot part with one of the dogs (they are like her children). Mr. Swanson informed the board that she will not purchase the Lot/Unit if she cannot have her three (3) pets. Mr. Swanson does not want to change the CC&Rs, he simply would like a temporary variance to allow the three (3) very small dogs to be on the Lot/Unit in order that he can sell his Lot/Unit.

Richard Cousins, Director, moved to implement a temporary variance of restrictions of the CC&Rs, Exhibit 7 (43) to allow three (3) small pets (dogs) only in this case to Mr. Swanson's prospective buyer. To implement a temporary variance of CC&Rs, Exhibit 7 (43), Mr. Swanson's prospective buyer agrees to and understands it is a two (2) domestic pet per Lot/Unit community. The temporary variance of restrictions will be implemented with a one (1) year probationary period with the explicit understanding by said prospective buyer that: (i) each pet is not to exceed ten (10) pounds, (ii) no replacement of pet if third (3rd) pet should die or no longer live/reside on/in Lot/Unit, and (iii) no barking nuisance or any other nuisance will be allowed; otherwise, subject to enforcement documentation that the board has the full authority to take necessary action to resolve any/all disputes and/or conflicts and or/or issues which may arise. Carole Ray, Director, seconded. The motion carried.

OLD BUSINESS

SPOA Check Sheet Review

To be discussed at the next board meeting.

Fitness Center/Propane Tanks: Larry Cunningham, Director, presented information and updated the board on the Fitness Center propane tanks. Ray from Amerigas has informed Larry Cunningham that they will pay to raise the three (3) propane tanks which are currently too low with a cost not to exceed \$1,500. Bellamy has informed Larry

Cunningham that they believe they can facilitate at or below the not to exceed level. At this point in time, correcting this issue is at a “no cost” to SPOA.

Cable Service: Richard Shanafelt, Director, presented information and updated the board on the cable service in the Fitness Center. General discussion took place.

Ruby Smith, Secretary, moved to authorize Richard Cousins, Director, to negotiate a new cable service package not to exceed \$45.00 per month. Joe Geach, Vice-President, seconded. The motion carried.

Showers & Gutters: Richard Cousins, Director, presented information and updated the board on the proposed tempered glass shower doors in the Fitness Center bathrooms and gutters near the entrance of the Fitness Center. General discussion took place. Richard Cousins, Director, will research alternative options on the shower doors. He stated that he will also follow-up and act upon a previous motion regarding the gutters.

Larry Cunningham, Director, moved to authorize Richard Cousins to obtain bids on shower doors. Carole Ray, Director, seconded. The motion carried.

CC&R Committee Review & Update

Dean Allara, President, and Joe Geach, Vice President, updated the board and presented information regarding the CC&R Committee review recommendations, the new “Amended Text” Exhibit A document and the cover letter explaining the “Amended Text” Exhibit A document. General discussion took place

Larry Cunningham, Director, moved to approve the cover letter as amended and approve the “Amended Text” Exhibit A document. Richard Shanafelt, Director, seconded. The motion carried.

Richard Cousins, Director, moved to wait until spring (May 5, 2009) to mail above-referenced documents to the community. Larry Cunningham, Director, seconded. The motion carried.

Proposed Directory

General discussion took place regarding a proposed directory for the association. Discussion took place regarding required proper procedures to be followed and the need to obtain written authorization from each property owner/homeowner that would like to be included in said proposed directory.

Richard Cousins, Director, moved to have a permission slip prepared to be sent out with the Home Owners Association (“HOA”) dues. Said permission slip should read as follows: **I, _____, authorize SPOA to use/include my contact information listed below (address, phone number and email address) with the understanding that it may be used only to print and distribute proposed property owner/homeowner directory to the SPOA community.**

Name: _____ **Lot/Unit #:** _____.

Address: _____.

Phone Home: _____ **Work Phone:** _____.

Cell: _____ **Email:** _____.

Signature: _____ **Date:** _____

(Richard Cousins, Director, motion continued): Written authorization must be received via the permission slip or other written authorization documentation signed by property owner/homeowner and is required for each property owner/homeowner that would like to be included in said proposed directory. Joe Geach, Vice-President, seconded. The motion carried.

NEW BUSINESS (continued)

General discussion took place regarding property owners in violation of the CC&Rs. The following will receive letters: (1) Lot 5, Block 2: Continued dog barking/nuisance and (2) 35 Fairway Drive, Unit #1: Speeding in the community.

General discussion took place regarding Lot 5, Block 2 which received violation letter and is still in non-compliance. Further discussion took place regarding the need to impose fines on said property owner due to non-compliance and/or continued violation of CC&Rs.

Larry Cunningham, Director, moved to send a violation letter to Lot 5, Block 2 regarding continued dog barking/nuisance and to issue a \$50 fine. Richard Shanafelt, Director, seconded. The motion carried.

Carole Ray, Director, moved to send a violation letter to Property Owner of 35 Fairway Drive, Unit #1. The letter is regarding the tenant at 35 Fairway Drive, Unit #1 speeding in the community and it shall address the speeding of the female person living at said address with the Property Owner's brother. Rusty Davidson, Treasurer, seconded. The motion carried.

Letters to be sent out to above-referenced property owner(s)/tenant(s).

There being no further business, Larry Cunningham, Director, moved to adjourn. Richard Shanafelt, Director, seconded. The motion carried.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted by:

Ruby Smith, SPOA Secretary