

Stoneridge Property Owners' Association
Board Meeting
October 16, 2008

PRESENT:

Dean Allara - President
Joseph Geach - Vice President/Acting Secretary
Carole Ray - Director
Dick Shanafelt - Director
Richard Cousins - Director
Larry Cunningham - Director
Rusty Davidson - Treasurer

ABSENT

Ruby Smith - Secretary
Len Hannaman - Director

ARC BOARD

Mac Ray
Brad Hansen

GUESTS

Charles Alford
Betty Alford

Dean Called the meeting to order at 5:03 PM

Meeting Minutes

The meeting minutes for September 18, 2008 were reviewed and approved as amended and written. Dick Shanafelt motioned, Carole Ray seconded that the September meeting minutes are approved as amended and written.

Treasurer's Report

Rusty Davidson presented the September financials. Some discussion took place. There were no changes to the financials. Carole Ray motioned they be approved. Dick Shanafelt seconded. Financials approved.

ARC BOARD

Discussion took place to return the \$2,500 construction deposits to the Property Owner of, Blk 4, Lot 1, Unit 1 of the Lakes neighborhood and the Property Owner of, Blk 25, Lot 4, Unit 1 of the Lakes neighborhood. After a brief discussion, the Board found no reason not to return the deposits.

Discussion took place regarding the 6" culvert that the Property Owner of Blk 6, Lot 15 placed underneath his driveway and the neighbor's driveway to the Northeast, Blk 6, Lot 16 of the Forest Neighborhood. The Board agreed that the Owner of this property must comply with Bonner County Standards as outlined in the ARC Application.

FITNESS CENTER FINES

The Owners of Blk 8, Lot 23 of the Forest Neighborhood addressed the board regarding fines and penalties for abuse to the fitness center by their tenants during the winter of 2007-2008. After much discussion about how the Board arrived at the figures for the fines and penalties, the Owners agreed to pay the fines and penalty immediately for the abuse from their tenants. Final amount agreed to and paid was \$940.00.

Fitness Center

Additional Discussion took place regarding the fines and penalties for Fitness Center abuse on January 27, 2008 by the son of the Property Owners of Block 7, Lot 8A of the Forest neighborhood. No payment of the fine has been received by the Board of Directors. The Board agreed that a second letter go out requesting payment of the fines or that the Board would lien the property.

FEBRUARY SPOA MINUTES REGARDING - Fitness Center Abuse

Discussion took place about two incidents regarding the fitness center. The Property Owner of Block 7, Lot 8B Fitness Center Card was stolen by her son and on January 27, 2008, three young adults entered the fitness center with a case of beer and caused damage to the fitness center. Said Property Owner identified one of the abusers as her son. Said Property Owner said that she would pay for whatever damages were incurred. Richard Cousins will get a bid on the repairs from that damage.

A second incident took place on February 10, 2008. There were five people at the fitness center in the evening. They were identified as persons staying in the home of Resident of Block 8, Lot 22, the daughter and two sons (including the eldest son) of the persons staying in the home of Block 8, Lot 22 and two other young adults who were not identified. The tenants renting the house located at Block 8, Lot 22, Unit 1 at Stoneridge, acknowledged that his children were at the fitness center on Sunday night. Richard Cousins will review the tape of the cameras that caught the abuse and file a report with the Bonner County Sheriff's Office.

Discussion took place about how to deal with these abuses. Recommendation is for 1st Offense \$100.00 fine plus the cost of repairs; 2nd Offense would be a \$250.00 fine plus the cost of repairs and permanent deactivation of their fitness center card.

Also, a \$50.00 admin fee will be assessed to the Property Owner of Block 7, Lot 8B for Richard Cousin's time to review the tapes of the incident. Dean indicated that the fee for administrative review needs to be in line with whatever the current market fees are for similar admin work in the security field.

Charles motioned that Richard Cousins obtain bids to repair the damages at the fitness center and bring those numbers to the next board meeting. Joe seconded. The fines and admin fee will be reviewed and determined once the bids are in. **END/ FEB. MINUTES**

NEW BUSINESS - NOVEMBER

Budget HOA Dues – Developers Responsibilities

Discussion took place about the developer paying their proportionate share HOA Dues for each individual motor coach lot(s), home site(s) or developer built product which has been final platted with Bonner County and that has not been conveyed from the CDS to a new Owner. Currently, CDS Stoneridge pays for the short fall for each of the HOA's at the end of the fiscal year in lieu of paying monthly HOA dues for the developer properties that are final platted. CDS Stoneridge agrees in the future to pay the required HOA dues for each of the final plat approved developer properties but will not pay any cost overruns for any of the HOA's starting in 2009.

FITNESS CENTER PROPANE TANKS

Larry Cunningham reported that the propane tanks that service the fitness center have been lifted by Ameri-gas and that they should not have the same problems of water drainage and freeze-up that occurred last winter. There should be no charges per Larry.

Further discussion took place about reviewing the propane costs to bring the budget in line with actual cost over runs. Richard Cousins motioned that Rusty and Dean move forward with their investigation on how to trim costs for the heating of the Fitness Center building. Dick Shanafelt seconded. Passed.

FITNESS CENTER POOL HEATER

Discussion took place about how ineffective the pool heater has been and all of the problems that we have had even though the unit is less than two years old. Conversation includes not allowing the warranty to expire unless the heater works properly for a specified period of time. Joe will get Richard Cousins the information for next meeting so he can contact Pool World regarding the warranty, etc.

SPEEDING WITHIN THE DEVELOPMENT

It has been reported that one of the sub-contractors on sight has been seen speeding through the development. The individual was approached to slow down by one of the home owners and the home owner was abused with foul language.

Discussion took place to add language to the ARC Application regarding no speeding within the development or you can be kicked off the job permanently. Dean was going to look at what the legal ramifications would be to use the ARC Application to enforce No Speeding, no music, no dogs and any other nuisances that occur from the construction trade.

ADDITIONAL COMMITTEE REPORTS

Snow Removal

There was discussion that took place about looking at taking the Snow Removal contract in-house. Dean Allara is asking for a two week window to review that possibility. The board agreed to allow two weeks for a review.

Meeting was adjourned at 6:30 P.M.