

STONERIDGE PROPERTY OWNERS' ASSOCIATION
BOARD MEETING
APRIL 21, 2010

PRESENT:

Dean Allara- President
Joseph Geach- Vice Pres.
Rusty Davidson- Treasurer
Richard BamBam Cousins- Director
Carole Ray- Director/Acting Sec.
Larry Cunningham- Director
Russ Vatcher- Director
Dick Shanafelt- Director

GUESTS:

Brad Hansen
Mac Ray
Mary Bradford
Mike Anderson
David & Susan Tvrdy
Marcy Davidson
Bill Forbes
Terry Richter
Gail Weaver

A meeting of the Board of Directors of Stoneridge Property Owners' Association ("SPOA") was held at the SPOA office on APRIL 21, 2010, located at 364 Stoneridge Road, Blanchard, Idaho 83804.

The meeting was called to order by Dean Allara, Pres., at 5:03 p.m. after being advised by Carole Ray, Acting Secretary, that a quorum was present.

MEETING MINUTES

Whereas, the first order of business was to review and approve the minutes of the February 17, 2010 board meeting.

Bam Bam Cousins, Director, moved that the February 17, 2010 board meeting be approved as amended and corrected. Russ Vatcher, Director, seconded. Motion carried.

TREASURE'S REPORT

The next order of business was to review and approve the financials for February 2010: (i) Budget Comparison dated February 2010, (ii) Balance Sheet dated February 2010, and (iii) Aged Receivables dated February 2010.

Old electric bill from Vineyards for lights and water feature. We can pay this over one years time. It needs to be moved to JMBCA financials. Rusty to correct. We should have a refund from Property Ins. Of \$4,036.00.

Discussion took place regarding Property Owners in arrear over 90 days.

FH0901 Letter

F0811 Reciever \$200. This stops action we were under

LK0311 Letter

LK0205 Letter already sent
LK0406 Letter
LK2202 Rusty working on it
LK2203 Contact Title Co. Change of ownership
LK2205 Lien in place. Bank needs letter.
LK2405 Letter
LK2704 Letter

Rusty talking to Paul about late charges. Should have around \$200. in late charges.
Rusty asked Brad and Bam to check on Janitorial services. Higher than normal.
Chambers building deposit has been returned to them.
Russ Vatcher, Director, made a motion we accept the financials as submitted. Dick Shanafelt, Director, seconded and the motion carried.

ARC UPDATE

Scott Cook, Block 8 Lot 10, wants a temporary dog run for his yard. Larry Cunningham, Director, made a motion that the temporary run can only be out not to exceed 48 hours, then taken down. Rusty Davidson, Treasurer seconded and motion carried.
Discussion took place concerning Chris West dog run. The Board will send a letter to Chris West requesting that they submit an application for the existing dog run so that we have the proper paperwork for his tenants dog run.
Bradford's (Blk 6 Lt 15) new fence proposal.. Board went into executive session at 5:53 p.m. and came out at 6:01 p.m.. It was the decision of the Board that Bradfords must stay with the fence that was already approved.

OLD BUSINESS

Annual Board Meeting will be held on Saturday, June 5, 2010 at 4:00 p.m. at the Event Center. Dick Shanafelt, Director, made the motion and Larry Cunningham, Director, seconded and it carried.

This year we have 3 people with time up on the Board, Joseph Geach, Larry Cunningham and Ruby Smith.

Larry Cunningham, Director, made a motion to have Marcy Davidson run the nomination committee. Carole Ray, Acting Sec. seconded and motion carried.

Amended CC&Rs: Larry is going to record them after attorney Todd Hume goes over the wording to make sure everything is correct. Dean is going to talk with Todd Hume who drafted the suggested changes and make sure of the process to record the changes and make sure it is in proper format to record.

BONNER COUNTY SHERIFF:

Bam has been in contact with sheriff concerning strange things we see and hear. Gary Douglas home was robbed for the second time. Mary Bradford has information on signs

we can order. We need to get the Neighborhood Watch groups going. Owners need to be pro-active with strangers coming onto Private Property.

People need to start locking their doors and maybe look into outside alarms. Bam made a motion that we buy signs to post at all entrances to Stoneridge. 12 x 12 signs would be good. He wants 5 signs at a cost of approximately \$22. each. Russ Vatcher, Director, seconded and it carried.

Discussion took place concerning the size. Large are 12 x 18. Brad felt these would be too big once they are trimmed out. Cindy Thomas, Timeshare Manager, needs to be brought up to speed on this matter and JMBCA should pick up the cost.

Bam amended his motion to state that the price should not exceed \$200. for the signs.

SUN AREA- REC CENTER

Susan Tvrdy would like to propose building an area around the pool outside for sunbathing. For security reasons, user's would have to enter thru the main door before proceeding to the outside area. Dean Allara, President, would like the Fairways Board to give their opinion on this before we moved ahead. Dick Shanafelt, Director, feels as a board we need to look at this from a 1 year, 5 year, and finally a 10 year plan. They feel the ARC committee should be involved in this. A committee was formed consisting of Brad Hansen, Mac Ray, Bam Cousins, Dick Shanafelt, David Tvrdy and Mike Anderson. Bam Cousins, Director, reminded everyone we already have money going out for the tennis courts. Mac Ray suggested using pavers instead on cement for this area.

4TH OF JULY ACTIVITIES

This year the picnic hosts will be the Vineyards. The picnic will be held on the 19th hole and alcohol may only be purchased from a bar set up by Stoneridge Grill. No personal alcohol is to be brought.

Dean left the meeting at 6:54 p.m. .

NEW SIGNAGE

The Board felt it necessary to set new policy concerning Real Estate signs. In Condos and Complex Areas, signs must be placed in the window of said unit being sold. As for Home sites and Lots with wooden post with an "L" arm on it is to be used. Larry Cunningham, Director, made a motion that all Real Estate signs conform to the same size and that being 18 x 24. The sign policy is to go into effect immediately. Dick Shanafelt, Director, seconded and the motion carried.

Joe Geach, Vice Pres., is to notify all Estate Companies of this change and to remind them that we do not allow signs hung in trees.

VIRTUAL GOLF

Bam Cousins, Director, informed the Board that the screen on the virtual golf machine has been mended to the cost of \$55. and has been rehung and is ready to go.

NEW BUSINESS

Larry Cunningham, Director, suggested we modify the ARC regulations regarding landscaping. It has become a problem as to people not finishing their landscaping. Larry made a motion that we require a deposit of \$3,000. on new construction and when the house is finished we refund the party \$2,000 and hold the remaining \$1,000. until such a time as their landscaping is done. Dick Shanafelt, Director, seconded and the motion carried.

Brad Hansen, Gen. Manager, said the street sweeper would be come thru within the next two weeks.

Weed letters are to be sent out.

There being no further business, Bam Bam Cousins, Director made a motion to adjourn. Dick Shanafelt, Director, seconded and at 7:35 p.m. the motion carried.

Respectfully submitted by

Carole Ray, Acting Secretary

