

Stone Ridge Site Condominiums

02.20.2023 Board Meeting Minutes Association Clubhouse 6:00 PM

CALL TO ORDER CONFIRM QUORUM

Quorum achieved.

Board members: JK, CB, MJ, MC, PRESENT JH via Phone

Management: Dawn Bowman

OPEN CO-OWNER FORUM

16 Co Owners appeared for the meeting.

10795 BC, 10553 BC, 10812 BC, 10860 BC, 10804 BC, 10769 BC, 10707 BC, 10692 BC, 10596 BC, 10900 BC, 10958 RS, 10452 BC, 10700BC, 10743 BC, 10604 BC, 10876 RS.

Discussion on dogs running free. If the dog is in the yard there is nothing the Board can do. If dog breaks free and attacks it is police matter. Invisible fences are a gray area in bylaws. Management needs address to facilitate violation.

Speeders: GOPD has been contacted regarding speeders and drivers going the wrong way through the roundabout. GOPD is making more frequent drive through's. Discussion on Bylaws and commercial vehicles. Work vehicles must be parked in the driveways.

RECURRING BUSINESS

2.1 Minutes of the 01.16.2023 Board meeting.

Minutes approved JH motion CB 2nd All accepted.

2.2 Financial review

Review ~~accepted~~ CB motion, JH 2nd all approved

UNFINISHED BUSINESS

3.1 Sign Quotes tabled

3.2 Playground

Jeremy on the playground

Where and why this is a priority. Bylaws and master deed. There's a contract by all of us and the association. The bylaws and the master dictate on how we manage the association. To not act is a breach of the document. Two amenities clubhouse and playground. Master deed article 4. Association owes you a duty to a top notch common element. That is the agreement. Bylaws powers and duties read. Is the responsibility of the board to execute the documents. Summary of the proposal. Total \$43K the equipment and shipping will be covered by Spectrum fund. No co-owner funds will be used. The additional surface repair will be used by the reserve funds. The removal will be donated by families within the community. The surface needs to be addressed right now. Additionally piecing it together does not make sense. Equipment hasn't been serviced. Spectrum funds are a gift "free money" almost \$30k. Fiduciary duty clarification. Act as a

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duty of loyalty and act in good faith. Vote by the residents explanation and what needs to be voted on. The board has the responsibility. The board has to act not the residents. Equipment would be an addition. Counsel advised on the replacement as like equipment. Replace old equipment with new. Too much money, we have other things to worry about. No determination of priority within the governing documents. Per house basis of what it will cost \$316.

Chris Bandy

The lawyer is stating that the playground is an addition. Needs four bids. Needs a vote because it opens us to a liability. Different options.

Members comments:

NEW BUSINESS

Clubhouse painting: Cost approved and colors chosen

Allen Paint – \$5,579.00/Approved for the week of March 13th 2023

Ceilings white, walls Agreeable gray, trim and doors Urban Bronze.

Brief notes on annual meeting.

Waste water update to discuss at annual meeting.

Road and basin update.

Open Session adjourned at 7:58pm