

APPROVED

**STONEBRIDGE AT EAGLE RIDGE MASTER OWNERS ASSOCIATION
REGULAR BOARD MEETING
May 18, 2011**

The Stonebridge at Eagle Ridge Master Owners Association's Regular Board Meeting was held on May 18, 2011 at 6:00 p.m. at the ACM offices. The following members of the Board were present: Helen Feiner, Andy Mills, Tom Vesey and Tom Osborne. Representing Association and Community Management was Betina Hemingway and Athena McCullough, minute taker. There were three homeowners, one member of the ARC Committee present and Julie Kerwin representing the Coyote 5K Classic Race.

MINUTES

CALL TO ORDER

The Stonebridge at Eagle Ridge Master Owners Association Regular Board meeting was called to order at 6:14 p.m. A quorum of Board members was in attendance.

OPEN FORUM

Julie, the race coordinator for the Coyote 5k Classic, informed the Board that they have received a grant allowing them to waive the entrance fee. She inquired if the neighborhood wanted to get involved in some capacity and to have someone appointed as a contact. Betina volunteered to be the contact for all the race information.

Danny brought to the Board's attention three fences in the neighborhood that are still in need of repair. ARC informed Danny and the Board of the various communications going on with these three homeowners. Gene provided pictures of one of the fences. Also, Danny wanted clarification on how the paint requests are being approved. The ARC Committee informed him that each paint request is being treated as a custom request and approved on a case by case basis. Danny expressed concern about who was approving the new paint palette. The Board informed him that the community is able to view the palettes and voice their opinions or concerns, however, ultimately, the decision is for the Board to make.

HEARINGS

There were no hearings scheduled. Betina informed the Board that a fine notice letter has been sent to 630 Golden Eagle Circle regarding the chicken wire that has been put up on their fence. The ARC Committee informed the Board that they have been in communications with this homeowner. ARC indicated that they were considering changing the regulations to allow this type of chicken wire. The Board discussed and agreed that the regulations should not be changed at this time. The Board asked that investigation be had to determine how many homes are currently using this type of fencing before any changes be made.

051811.1 Motion to send out the fine letter to 630 Golden Eagle Circle. PASSED
Motion by: Tom Vesey Seconded by: Andy Mills

APPROVAL OF MINUTES & ACTIONS WITHOUT MEETING

The Board reviewed the April 20, 2011 Regular Board meeting minutes.

051811.2 Motion to approve the April 20, 2011 Regular Board Meeting Minutes.

PASSED

Motion by: Tom Vesey Seconded by: Tom Osborne

MANAGEMENT REPORT

A copy of the management report was provided to the Board. Betina informed the Board that Margaret would like to help with the summer picnic but she does not want to be in charge.

FINANCIALS

Current financial reports were provided to the Board for review.

MEMBER REPORTS

The Board reviewed a copy of the current Aged Receivables Report and Attorney Collection Status Report. Betina informed the Board that #2 does not want to pay the legal fees of \$582. The Board was advised that the HOA has already paid those legal fees.

051811.3 Motion to refuse the request to waive any fees for AR #2.

PASSED

Motion by: Tom Vesey Seconded by: Andy Mills

COMMITTEE REPORTS

ARC Committee: The Committee informed the Board that the open houses were well attended. The comments received were generally positive. There have only been nine feedback forms completed and turned in. Five forms were positive and two forms were neutral with requests for more smoky gray options. If the Board approves the colors, then the ARC Committee will finalize the numbering of the colors and provide final books. The Board will look through the books and make a decision before the next Board meeting.

The Board asked ARC for an update as to whether there is a gate opening into the neighbor's yard for a fence on Fox Hollow. The ARC indicated that they were unaware as to whether or not a gate still remained in this fence. The Board decided that, as long as the neighbor does not have any issues with it, it can be left alone.

829 Rabbit Run: The Board approved the letter that Heather had drafted.

591 Blue Jay Drive: There is a drainage issue on this property. ARC provided a brief history of the communication with this homeowner. Previously, Genesee has handled some of these issues. The Board agreed that ARC and the HOA are not responsible to settle this issue as it is a civil matter.

ARC Tracking Sheet: The Committee strongly advised the Board not to post the tracking sheet on the website. The Board discussed options and liability issues.

Guideline Revisions: The Committee will provide the revised guidelines to the Board via email, hopefully before the next Board meeting.

Landscape Committee: Tom Vesey reported to the Board that the playground wood will be varnished this year. A homeowner informed the Board that there is a section of trail that has been partially washed out by the recent rains. Tom informed the Board that they still have not gone out for their spring walk. A homeowner mentioned that there are many weeds in the grass common areas and he would like to see the front yards throughout the neighborhood reviewed in regards to weeding. Tom will check with the landscaper on weed spraying.

Website Committee: Tom Vesey checked into hiring an intern and discovered that, due to insurance, this would not be a viable option. The Board discussed other options and specifically what they wanted from the website. Helen will check on hiring someone to work on the website.

OLD BUSINESS

Violation Letter Templates: The Board thanked Betina for providing updated letters.

051811.4 Motion to accept the modifications to the violation form letters. PASSED
Motion by: Tom Vesey Seconded by: Andy Mills

NEW BUSINESS

There was no new business to discuss.

WORK ORDERS

There are no current work orders.

COVENANT VIOLATIONS

A copy of the current ride list and deed restriction report was provided to the Board for review.

CORRESPONDENCE

A copy of the current tickler log was provided to the Board for review. Betina explained that a violation on Fox Hollow was opened last year so it does not show up in the current covenant violations report.

NEWSLETTER

The next newsletter will be sent out in July. The deadline to submit information for the newsletter is June 15th. Betina reported that she did not receive very good feedback on publishing the new homeowners in the newsletter so she will not include that information in this next letter.

- ▲ Information for 5K Race
- ▲ Ideas for improvements to the website
- ▲ Looking for someone to organize the picnic
- ▲ Reminder to keep up the exterior paint and the drip edge along the roof. The Board will be reviewing homes.

NEW HOMEOWNERS

Betina informed the Board that 817 Rabbit Run Drive was recently sold.

ADJOURNMENT

051811.5 Motion to adjourn the meeting at 7:54 p.m. PASSED

Motion by: Andy Mills Seconded by: Tom Vesey

/am