



StoneRidge at Prescott Valley Community Association
StoneRidge Community Center Meeting Room
Regular Board Meeting
January 13, 2016 – 5:30 pm

- I. The meeting was called to order at 5:30 pm by Walt Nagy. Present were Walt Nagy, Dick Patton, Erin Lowe, Cassie Lowe, Megan Lowe, Barbara McEvoy and Lindsay Robbins.
- II. Motion to adopt the Agenda was made by Megan, seconded by Cassie, unanimously carried.
- III. Motion to approve the Financials for September, October, and November 2015 made by Cassie, seconded by Dick, and unanimously carried.
- IV. Reports
 - Management Report:** Barbara reported the following reports; Home sales for the end of the year are: new owners 121, 14 of which were developer sales and 107 were resales. Total Violations for the year is 889 violations (425 of which were for block walls) and open at end of year is 110. The block wall painting project is back in progress after the holidays and weather. Holiday lights will be coming down this week. Community Center Winter hours will be changing, the doors will lock at 4pm. Owners will need to swipe access cards to enter the building. Hoamco invested in a new software and StoneRidge is now live on Caliber, residents will receive a notice which will explain how to set up the homeowner portal in the next 30-45 days.
 - Treasurer's Report:** Megan reported that as of November of 2015 total income was \$830,630, expenses were \$652,730. As of the end of November StoneRidge was under budget by \$18,000. Community Enhancement Fee year to date is \$27,872.
 - Design Review Committee Report:** Walt stated that in the last quarter of 2015 the design review committee reviewed 29 modifications 6 custom homes.
 - StoneRidge Community Services:** Erin introduced the Director of StoneRidge Community Services, Nancy O'Malley. It is anticipated that this service will be available in the next 60 days.
- V: NEW BUSINESS:
 - a. Walt stated that there is one CD for the town homes and one CD for the general HOA that will mature in a week. The Finance Committee has been researching investment options for reserve funds. After review and discussion, a Motion to redeem both CDs and temporarily deposit the funds into the reserve money market accounts is made by Walt, seconded by Megan, and unanimously carried.

- b. The Board announced the new Committee Members for the following volunteer committees: Doug Annett was appointed to the Finance Committee and Rick Ewens was appointed to the DRC Committee.
- c. The Annual Meeting is scheduled for March 16, 2016 and will be held at the StoneRidge Restaurant, the annual meeting mailer will be sent out by the end of January and we encourage everyone to vote in favor of the IRS ruling.
- d. Barbara announced that a claim was filed at the end of 2015 with the insurance company regarding the Townhome roofs. Waiting on a response from the insurance company. The roofs had received damage during the June 2015 Hail Storm. The town of Prescott Valley has already issued over 1,000 permits for roof repairs.
- e. Barbara received the estimate to have the multipurpose room bathrooms and the upstairs bathrooms cleaned and stained and sealed. The estimate amount was a total of \$1920. A motion to approve was made by Megan, seconded by Erin, unanimously carried.
- f. Throughout StoneRidge there is a pigeon problem. Residents are asked not to feed the pigeons. After some research, there are no answers on how to keep pigeons away from your home. Pigeon droppings will eat through a tile roof. It's best to use a feeder where the pigeon cannot land on to keep them away. The Board strongly urges everyone to do their best to discourage the pigeons.

VI: COMMUNITY INPUT – OPEN FORUM:

The following issues were discussed:

- StoneRidge Community Services
- Reserve Study and how it will be impacted if fewer new homes are added to HOA
- Number of Villas sold and how many are occupied at this time
- Gazebo in phase 2 park needs to be painted
- Dog waste dispensers throughout the community
- Street lights burned out in phase 1
- Over grown plants on Old Black Canyon Hwy

There being no further business, a motion to adjourn was made by Erin seconded by Dick, unanimously carried. The meeting was adjourned at 6:30 pm.

Next Regular Meeting will be on Wednesday, April 13, 2016, at 5:30pm.

Respectfully submitted:

(signature on file)

Barbara McEvoy, Community Manager