

MINUTES OF THE MARCH 18, 2010 STONE CANYON RANCH
HOMEOWNER'S ASSOCIATION MEETING – 7:45 pm

Members present: Tyler and Jeena Jolly, Todd Jurgens, Mark and Marsha Swartz.

1. Budget – We now have a small contingency fund so it was decided to decrease the yearly dues to \$900.00. The financial documents are available on the Heritage Property and HOA Management web site:
<http://www.traceyheritage.com/index.php>
2. Pump & ponds – Last year we ran out of water twice with only 3 homes occupied. Only two homeowners use irrigation water for lawns. In view of that it was decided to have the ponds looked into as the Pump Man assured us that it wasn't the irrigation pump or distribution system (two leaks were repaired on lots last year). It was determined that the two ponds had never been cleaned out to clear the silt that accumulates from the irrigation water. It is recommended that the settling pond (smaller one above the larger pond) be cleaned once a year and the large one cleaned at the least biannually. In view of that it was decided that this was the responsibility of the developers as the Homeowner's didn't assume responsibility until last spring. Todd Jurgens will contact Denny Granum. Pictures of the ponds and the sediment are available by emailing the Secretary (grmzapr@gmail.com).
3. Weed Control & Mowing of Commons areas – Lot #1 has minimal weeds, Lot #2 is occupied and has grass and landscaping, Lot #3 is fairly clear as it was used to hold the construction equipment and supplies for Lot #2 and was cleared after construction was completed. Lot #4 is fairly clear due to the owner's disking it last year. Lot # 5 is totally covered with tumbleweeds, goat heads and other weeds. With the spring winds approaching it is necessary for that lot to be cleaned soon. Lot # 6 is occupied and has grass and trees, weeds are minimal. Lots #7, #8, #9, and #10 all have weeds and need to be cleaned up. Lot #11 is occupied and is weed free. A letter will be sent to these lot owners telling them that the weeds must be cleaned up and removed by April 15 or the Homeowner's Association will hire Humberto, owner of Eagle Landscaping (Phone: 970-523-9138 or 270-5450) to do the work and the lot owner will be billed for the charge. It is also necessary to remove and weeds that grow in the lots before the seeds set in the fall and more weeds grow and spread seed to the occupied lots.
Eagle Landscaping is currently doing the mowing on the outside grass and they are doing a good job. It was decided that we should have them mow twice a month this year as the grass grew fairly tall between the mowings last year.
4. Snow Removal – The County assumed responsibility for the roads just after the first large snowfall this late fall. They have been quick to clear the snow after each large snowfall and are doing a good job.
5. No other business was discussed and we adjourned at 9:00 pm.