



BOARD MEETING MINUTES

STIRLING RANCH PROPERTY OWNERS ASSOCIATION

FRIDAY, MARCH 14, 2025, AT 3:00 PM

BOARD MEETING MINUTES

1. **Call to Order** The Board Meeting was called to order at 3:04 P.M. by Sandy Rhodes.
2. **Verification of a Quorum** A quorum of the Board was verified as the following directors were present: Scott, Tony, Sandy, Gregor, and Mac. Also present was Katarina Bohlin of Integrated Mountain Management.
3. **Approval of Prior Meeting Minutes (1/24/2025)** The prior Board Meeting minutes from 1/24/2025 were motioned for approval by Sandy, seconded by Scott, all were in Favor.
4. **Financial Review** Scott mentioned that he had a meeting with accounting to review on how much goes into Capital Reserves per year and asked for accounting to separate construction deposits 'per lot' moving forward. Scott will work with accounting in the future on recoding Budget items.
5. Discussion / Action Items
 - a. **Open Work Orders** – Katarina Bohlin reported that there are no current work orders open at this time.
 - b. **Spring Road Work Bids** – Discussion on road work needing to be done this year occurred. IMM will work on retrieving road bids and will send them to the Board so we can get on the schedule for this year.
 - c. **Annual Work Calendar** - Meeting Calander was shared and is reflected through the Stirling Ranch Website at - <https://www.integratedmountain.com/stirlingranch>
 - d. **Weeds** – Scott mentioned that weed spraying took place this past year, and wondering if it should be done again this year. Gregor mentioned that Noxious Weed Share program is available through Garfield County. Gregor will handle contacting the weed mitigation vendor to get on the schedule. Once we have a scheduled date, IMM will send an email out to the membership to reach out to the vendor if they want to have their individual lots completed.



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- e. **HOA Director Duties** – Sandy mentioned that the Board is doing their due diligence to comply with CCIOA and plan on attending meetings to understand their duties.
 - f. **Assessment Collection Policy & Phone and Email Policy** – Tony motioned to approve both policies, seconded by Scott, All were in Favor. Sandy will sign both Policies.
 - g. **Committee Updates and Actions** –
 - 1. **DRB** Tony reported that 657 Schooner installed lights without approval. Board will have Angela send IMM report.
 - 2. **Water** Mac mentioned that he is currently reviewing reports from Zancanella to find out the next steps in complying with state regulations. He is also looking into water meter options that can be read automatically.
 - 3. **Barn** Scott motioned to approve \$100 horse fee, and \$50 pony fee, with none seconding, motion failed. Gregor motioned to approve the barn committee's proposal of fee structure of \$500 per year paid by horse owners, with the option of it changing in the future, Sandy Seconded, and the motion carried.
 - 4. **Adjourn** The Meeting was adjourned at 5:19p.m.
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Executed by Integrated Mountain Management on behalf of the Stirling Ranch POA Board of Directors.