



BOARD MEETING MINUTES (unapproved/draft)

STIRLING RANCH PROPERTY OWNERS ASSOCIATION

THURSDAY, SEPTEMBER 18, 2025, AT 10:00 AM

BOARD MEETING MINUTES

1. **Call to Order** The Board Meeting was called to order at 10:02 A.M. by Bob Johnson.
2. **Verification of a Quorum** A quorum of the Board was verified as the following directors were present: Tony, Sandy, Gregor, and Mac. Also present was Bob Johnson and Katarina Bohlin and Brenda Rivas of Integrated Mountain Management.
3. **Approval of Prior Meeting Minutes (5/20/2025)** The prior Board Meeting minutes from 5/20/2025 were motioned for approval by Mac, seconded by Tony, all were in Favor.
4. **Financial Review** Bob reviewed that as of 7/31/25 the Association had \$59,607.38 in the Operating Account, and \$374,136.91 in the Reserve Account, with a total cash amount of \$433,744.29. Association is currently income over budget due to design review and interest income on investments. Timing variance was noted due to water system project.
5. **Discussion / Action Items**
 - a. **Open Work Orders** – IMM is waiting on estimate for culvert cleaning that is pending.
 - b. **Covenant Enforcement** – Membership was reminded to contact IMM regarding violation concerns. Association encourages self-correction.
 - c. **Water usage** - Discussion was had on requiring violation fines for water usage overage and establishing a fine schedule, and education on water usage. IMM to send samples of other water usage policies.
 - d. **DRB Update (Tony)** – Sandy motioned for Gary Manchester to be temporarily on the DRB board, replacing Kara. Seconded by Tony. All were in favor. 2026 will need a permanent candidate.
 - e. **Mailbox Shelter (Mac)** – Mailboxes have been moved. Slab and shelter including overflow to be built. Sandy motioned to approve build not to exceed \$11,000, Tony seconded. All in favor.



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- f. **Misc. Updates (Board)** – Century link has been cancelled on Skipper East and West. Sandy will look into additional items that can be cancelled. Discussion was had on potentially replacing Century link with Radio Telemetry for pumphouse communications. Tony will provide GoDaddy account credentials to IMM. Premier Landworks invoice is pending until Sandy has reviewed culvert work completion.
6. **Committee Updates and Actions –**
1. **Water (Paula)** – Aquatec suggested existing pumps need to be equip and aging pumps my need replacements. Kurt and Sandy will complete a site visit.
 2. **Open Space** Homeowner brought forth the need to complete roadside clearing to give a better fire break. It was reported that trail work is a positive change.
7. **Homeowner Q&A** – Homeowner inquired on the possibility of having 2 hill signs. Sandy will follow up with David on possibility. It was decided that mailbox shelter construction will go through DRB. Gregor will reach out and inquire about weed spray rebate.
8. **Adjourn** The Meeting was adjourned at 11:32 a.m.
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Executed by Integrated Mountain Management on behalf of the Stirling Ranch POA Board of Directors.