



BOARD MEETING MINUTES

approved

STIRLING RANCH PROPERTY OWNERS ASSOCIATION

FRIDAY NOVEMBER 21, 2025, AT 1:00PM

BOARD MEETING MINUTES

1. **Call to Order** the Board Meeting was called to order at 1:01pm. 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 Quenton Henry of Integrated Mountain Management.
3. **Approval of Prior Meeting Minutes (9/18/2025)** The prior Board Meeting minutes from 9/18/2025 were motioned for approval by Sandy, seconded by Tony, all were in Favor.
4. **Financial Review** Bob reviewed that as of 9/30/25 the Association had \$42,650.72 in the Operating Account, \$375,167.26 in the Reserve Account, and \$15,000 in construction deposits with a total cash amount of \$432,817.98. Association is currently income over budget due to design review and interest income on investments. Water expenses slightly elevated due to timing variance in system maintenance.
5. **Discussion / Action Items**
 - a. **Open Work Orders** – IMM is waiting on estimate for culvert cleaning that is pending.
 - b. **Covenant Enforcement** – Bob emphasized the importance of consistency when doing covenant enforcement. Sandy sent enforcement policy and DRB items to Altitude Law; response pending
 - c. **Water usage** - Discussion was had on requiring violation fines for water usage overage and establishing a fine schedule, and education on water usage. Sandy sent water usage fine schedule to Altitude Law for review.
 - d. **Annual Meeting** - Scheduled for **December 16, 2025, at 1:00 p.m.** at the Schoolhouse. Board seats available for election is Tony and Scott. Tony is running for reelection. Scott is not running. Community to be notified; pre-nominations encouraged.
 - e. **2026 Budget** – Discussion took place regarding formatting of the budget codes. Board discussed changing the formatting of certain line items, but the numbers did not change. Motion to approve the



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budget as presented by Mac and seconded by Tony. All in favor, budgeted approved unanimously.

6. Committee Updates and Actions –

- a. **Open Space (Mac)** – Trails project completed; community encouraged to visit and provide feedback. Mailbox construction underway, and pavers will be added. Questions raised whether the Lease falls under Open Space, and Bob said he would make first attempt at finding this Lease.
- b. **DRB Update (Tony)** – Lot 5 has begun work and starting moving dirt. Lot 12 Proposed plans not yet finalized but partially approved. Lot 23 is working with DRB to ensure compliance, and ADU remains incomplete. Lot 28 is proposing a berm, construction paused pending approval.

7. **Homeowner Q&A** – Homeowner Lori inquired on if there was decision to install holiday lights. Décor items in storage and Gregor to follow up. Discussion regarding removing three yellow “slow” signs, to help reduce speed and prevent road wash boarding. No decision regarding removing the signs made at this time. Sandy expressed thanks to Scott for his service to the HOA board and discussion contributions during his term.

8. **Adjourn** The Meeting was adjourned at 2:25pm.

Executed by Integrated Mountain Management on behalf of the Stirling Ranch POA Board of Directors.