



BOARD MEETING MINUTES

STIRLING RANCH PROPERTY OWNERS ASSOCIATION

FRIDAY, JANUARY 30, 2026, AT 1:00PM

BOARD MEETING MINUTES

1. **Call to Order:** the Board Meeting was called to order at 1:00pm. by Bob Johnson.
2. **Verification of a Quorum:** A quorum of the Board was verified as the following board members were present: Tony, Sandy, Gregor, and Janice. Also present was Bob Johnson and Quenton Henry of Integrated Mountain Management.
3. **Approval of Prior Meeting Minutes (11/21/2025):** The prior Board Meeting minutes from 11/21/2025 were motioned for approval by Tony, seconded by Sandy, all were in Favor.
4. **Financial Review:** Bob reviewed that as of 11/30/25 the Association had \$28,049.59 in the Operating Account, \$355,814.57 in the Reserve Account, and \$30,000 in construction deposits with a total cash amount of \$413,864.16. Association's income is higher than the income budgeted due to design review and interest income on investments. Repairs and maintenance expense are currently over budget which is mostly because of the work on the water system, fence work, and mailbox relocation. However, financials are still showing income over expense in the amount of \$4,165.44.
5. **Discussion / Action Items**
 - a. **Elect Board Officers**– Tony made a motion to maintain the officer structure as follows: Sandy Rhodes as President, Gregor Dekleva as Vice President, Mac McShane as Secretary, and Janice Muller as Treasurer. Sandy seconded Tony's motion, no further discussion and all were in favor. Motion passed unanimously.
 - b. **DRB Appointments**– Sandy made a motion to appoint Tony, Gregor, and Gary to the Stirling Ranch Design Review Board, Mac seconded Sandy's motion, and all were in favor. Motion passed unanimously.
 - c. **Water Use Policy** – Sandy reported that he will be updating the Water Use Policy and bringing to the March board meeting.
 - d. **Document Retention Policy**- The Document Retention Policy was presented to the board, and Sandy made a motion to pass the policy as presented, Tony seconded the motion, and all were in favor. Motion pass unanimously, and Document Retention Policy will be signed and adopted.
 - e. **Whitecloud Water Rights** – Discussion took place regarding the historically low snowpack and anticipation of limited water supply. The board discussed starting the conversation with Whitecloud to



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gauge interest in potentially leasing the water rights to Stirling Ranch. Sandy said he would start the conversation with Whitecloud.

- f. **Spring Road Work** – Board directed IMM to begin soliciting bids for spring road work, and to see if vendors could price per unit length of the road. Gregor said they would drive the roads to see what segments need repair and how many culverts need to be cleaned out.
- g. **Firewise Community** – The board discussed the requirements to be a Firewise Community and decided to appoint a Fire Committee at the next board meeting.

6. Committee Updates and Actions –

- a. **Open Space (Mac)** – Mac reported that mailboxes have been moved and a shelter constructed. The original design considered adding motion sensor LED light, but this may not be necessary if vehicle headlights provide adequate light. Sandy agreed that this may not be necessary, but the board is open to owner input. Mac further explained that the gravel or road base may be needed in front of the mailboxes due to mud season. This may be addressed when a company is chosen for the spring road work.
- b. **DRB Update (Tony)** – Tony reported that he is working with Quenton on the reconciliation for construction deposits collected historically.

7. **Homeowner Q&A** – The board discussed having IMM post board updates and communications on the website, and IMM said they will do this moving forward. Homeowner Lori thanked the board and participants for all the work being done.

8. **Adjourn** The Meeting was adjourned at 2:00pm.

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