



BOARD MEETING MINUTES (unapproved/draft)

STIRLING RANCH PROPERTY OWNERS ASSOCIATION

WEDNESDAY, MARCH 18TH, 2026, AT 2:00PM

BOARD MEETING MINUTES

1. **Call to Order:** the Board Meeting was called to order at 2:01pm. 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, Janice, Mac. Also present was Bob Johnson, Quenton Henry, and Brenda Rivas of Integrated Mountain Management.
3. **Approval of Prior Meeting Minutes (01/30/2026):** The prior Board Meeting minutes from 01/30/2026 were motioned for approval by Sandy, seconded by Tony, all were in Favor.
4. **Financial Review:** Janice reported on her work to obtain historical data and continuing efforts to work on reclassifications to use in future. She will provide IMM with her findings once that is finalized.
5. **Discussion / Action Items**
 - a. **Appoint Fire Committee**– Members of the newly formed Fire Committee are as follows: Janice James, Jeane Manchester, Hugh Phillips, Mac McShane, and Sandy Rhodes. Sandy motioned, Tony seconded, all were in favor.
 - b. **Water Use Policy**– Sandy presented modifications to his draft of the Water Use Policy including additional requirements and penalties.
 - c. **Whitecloud Water** – It was reported by Sandy that despite his efforts to communicate with Whitecloud, there have been no responses. Nothing further to be pursued.
 - d. **Colorado Water Quality Control** – Without as built plans, it was reported that additional coordination with Zancanella and Aquatec will be needed in order to determine the mapping of current infrastructure.
 - e. **Open Work Orders** – Quenton provided an update on obtaining road bids. Premier Landworks will provide with earth bind and black base options. Without responses from two other vendors, he will continue to pursue additional bids.
6. **Committee Updates and Actions** –
 - a. **Open Space (Mac)** – Mac, Sandy and Gregor completed a walkthrough with a new potential vendor



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to discuss items such as maintenance of front entryway and staining of pump house. Vendor will provide a quote for review.

- b. **DRB Update (Tony)** – Tony reported that he is working with Quenton on the reconciliation for construction deposits collected historically. Janice volunteered to contribute in their research efforts.
 - 7. **Homeowner Q&A** – A homeowner requested additional information on charges added to her account as relating to her construction project. Tony will review with Angela, IMM will follow up with accounting department and documents will be provided to homeowner.
 - 8. **Adjourn** The Meeting was adjourned at 2:40pm.
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Executed by Integrated Mountain Management on behalf of the Stirling Ranch POA Board of Directors.