BOARD MEETING MINUTES

STIRLING RANCH PROPERTY OWNERS ASSOCIATION

WEDNESDAY, MAY 20TH, 2026, AT 2:00PM

1. **Call to Order:** The Board Meeting was called to order at 2:00 p.m. by Bob Johnson.
2. **Verification of a Quorum:** A quorum was verified. Board members present were Tony Enea, Sandy Rhodes, Gregor Macdonald, Janice James, and Mac McShane. Also present were Bob Johnson, Quenton Henry, and Joseph Oates of Integrated Mountain Management, along with committee members and homeowners.
3. **Approval of Prior Meeting Minutes (03/18/2026):** Sandy Rhodes moved to approve the minutes with corrections to the Water Use Policy item; Tony Enea seconded. The motion passed unanimously.
4. **Financial Review:** First-quarter finances were reviewed. Income and expenses were reported as generally in line with budget, with variances primarily related to timing.
5. **Discussion / Action Items**
    a. **Open Work Orders:** Road grading was mostly complete, with remaining Earth Bind work completed before final payment. Culvert maintenance options will be investigated.
    b. **Covenant Enforcement:** Management reported that an unresolved violation would proceed to a formal first notice following unsuccessful courtesy outreach.
6. **Committee Reports**
    a. **DRB Update:** Tony Enea moved to appoint Sandy Rhodes as a temporary DRB member for the May 22 meeting item concerning Tony Enea's property; Janice James seconded. The motion passed unanimously.
    b. **Water:** Paula Rhodes reported that the water committee continued gathering information regarding system as-builts, well productivity, pump-house sensors, and future community water system improvements. A recommendation on sensor replacement will be presented at a future meeting.
    c. **Open Space:** Trail work and rabbit-brush removal continued. Pricing will be obtained for ongoing front-entry and fence-line maintenance.
    d. **Fire:** Gregor reported that the neighborhood fire-mitigation assessment was underway. The committee will review the report and investigate available chipping or pick-up programs.
7. **Additional Business:** The Board will discuss potential consolidation of trash service at a future meeting. Waste Management will be reminded to observe community speed limits.
8. **Homeowner Q&A:** Water meter-reading timing and consistency were discussed. Management will distribute the May meter-read report after all readings are consolidated.
9. **Adjourn:** The meeting was adjourned at 2:50 p.m.

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