

# Stone Ridge Owners' Association Meeting Minutes

**Purpose:** Annual Meeting  
**Date:** April 16, 2026  
**Time:** 7:00pm  
**Location:** Clearcreek Government Center

## I. Call To Order

Meeting called to order at 7:00pm by Pete Dame.

## II. Roll Call & Quorum Verification

Board Members Present:

Pete Dame  
Jack Poore  
Ivan Kabanov

Quorum Verified: Yes  
46 Members Present; 13% of Owners

## III. Approval of Previous Meeting Minutes from April 9, 2025

## IV. Presentation of Reports

### A. Financial Review

Budget is in control and there is enough in reserves for expenditure.

Questions/Comments:

A resident asked about a separate reserve account. Pete stated there is enough in the account and a reserve is not necessary at this time.

### B. Treasurer's Report 2025

Financial Summary: The board completed the investment of new street signs and had additional legal services, raising the overall expenses in 2025.

Balance: \$150,571

Income: \$95,697

Expenses: \$131,036

Projected Budget 2026

Income: \$89,200

Expenses: \$87,000

The board will stabilize spending for 2026 with no major predicted expenses. A projected Net Income of \$2,200 is expected in 2026. The total amount in reserves currently is \$203,534.

## V. Board Initiatives 2025

A. Upgraded Street signs in The Views and the Meadows

B. New Landscaping Contractor: Grunder Landscaping Co.

Switched lawn care companies to achieve significant cost savings and also provide a better service for snow removal for residents on the private drive. The change will improve budget efficiency and still provide a superior service for Stone Ridge.

C. New Pond Maintenance Contractor: Aquatic Plus

No costly pond dredging required, focused on maintaining nutrient control and consistent monitoring.

## VI. 2026 Actions

A. Covenant Discussions-Signs

B. Governance Committee

i. Committee to prepare for 2030 Covenant Renewal

ii. Board is requesting volunteers, email [board@stoneridgeowners.com](mailto:board@stoneridgeowners.com).

C. Community Events

i. Yard Sale April 23-25

ii. Quarterly Board Meetings

## VII. Discussion of Restrictive Covenants

### A. Signs and Flags

Discussed the covenants regarding sign and flag enforcement. The board has enforced no signs and only the display of traditional American Flags for over 20 years. Discussed the legal framework and authority of the HOA to continue enforcement. Discussed different interpretations of the covenants and the need for mechanisms to enforce. Jack P. Suggested the board should have approximately 12-15 people on the covenant committee.

### B. Fences

Discussed approval based on the covenants and what is for the better of the neighborhood. The board acknowledged the covenants are not clear and could be improved.

## VIII. Open Forum

Homeowner Comments and Questions:

A resident suggested the HOA hire a lawyer to assist with the covenant renewal process and offer professional advice.

Andy B. stated he likes the idea of having a professional involved in the planning for the renewal of the covenants.

David J. suggested a 24-month time period to prepare the revisions of the covenants and getting residents involved.

Jack mentioned it is important to take time to revise and work together to renew the covenants for 2030.

Ivan mentioned the flags and signs are one of the biggest issues.

Jerry C. asked why the board is using a service for mailing. The board explained it is more efficient for large-scale mailings.

A resident asked if the HOA could separate the Woods/Views to be easier to manage. Ivan explained the land/HOA's cannot be separated according to a real estate attorney.

## IX. Trustee Election

### A. David Eby and Paul Sekulic

### B. A vote by secret ballot took place by all members.

### C. David Eby received 34 votes and Paul received 15 votes. David Eby will serve a 3-year term as the next board member for the HOA.

## X. Open Forum Continued

Homeowner Comments and Questions:

Kara H. gave a presentation on "The Avenue of Flags" a patriotic fundraiser.

To participate visit the website: <https://springborooptimist.org/ave-of-flags/>

A resident questioned the Community Garage sale and the safety concerns it brings to the neighborhood.

Pete D. discusses the signs and that the verbiage of the restrictive covenants are not clear; therefore questions the board's authority to regulate political signs and flags.

Tim T. suggested that political signs cannot be prohibited and that residents are allowed to engage in political speech.

David J. read a letter from Coolidge Law regarding the HOA's enforcement of political flags and signs, citing Restrictive Covenants run with the land, by purchasing a home you consent to these restrictions and are obligated to comply, therefore the First Amendment is not protected under the HOA, and political flags and signs are prohibited and can be enforced.

Jack P. said House Bill 16 proves the First Amendment is not protected under the HOA, therefore it has the right to limit free speech and can be enforced.

HOA's operate under a contract, which makes enforcement legal.

Pam C. Stated that aside from the covenants, everyone should be respectful of their neighbor.

## XI. Adjournment

Motion to adjourn the meeting at 9:05pm.

Minutes submitted by: Jenni Harrold (HOA Admin)

Minutes Approved by: Pete Dame, Jack Poore, and Ivan Kabanov