LIONS RIDGE ESTATES HOA
c/o Key Stone Management
BOD MEETING MINUTES
March 12, 2026, at 2pm via Zoom

1. **Call to Order:**
The meeting was called to order at 2pm. Board members present were Ron Goth, Michael Koski and Ryan Sutton. Also present was Courtney Nel and Torin Nel from Key Stone Management (KSM).

2. **Approval of Previous Meeting Minutes:**
The previous meeting minutes of 10/28/25, were motioned as approved by Ron Goth, seconded by Ryan Sutton and all agreed.

3. **Member Open Forum:**
None.

4. **Financials:**
a) Review financials:
The board reviewed the year-to-date financials and found all to be in good standing. KSM informed the board that the new updated Collection Policy was ready for signature. The board agreed to leave the late fine at $25 / month plus the 8% annual interest fee. This was motioned by Ryan Sutton, seconded by Michael Koski and all agreed.
b) Review 2026 budget and 2025 year-end financials for meeting pack:
The board reviewed the 2025 year-end financials and all agreed to the water rate increase from $0.0158 to $0.0225 per gallon to be implemented from April '26, per the budget meeting.

5. **Items for discussion:**
a) Water system upgrades update:
Ryan Sutton is engaging with Mid Valley Water to investigate the options of them providing water & possibly sewer to the association. KSM will reach out to some other neighboring associations to gage their interest level in joining the associations efforts.
b) Covenants update – schedule work session:
The board is reviewing the final draft of the Declarations and once satisfied, they will schedule a zoom town hall with all owners for further discussions.
c) Web page creation:
KSM informed the board that the web page on the KSM web site is now operational and ready to for use.
d) Annual Meeting preparation:
The board had a short discussion on topics to be discussed at the annual meeting.

6. **Next Meeting Date:**
The next board meeting date will be scheduled via email.

7. **Executive Session:**
The board went into executive session at 3:08pm to discuss delinquent accounts and emerged at 3:22pm.

8. **Adjournment:**
With no further business to discuss, the meeting adjourned at 3:22pm.