

LIONS RIDGE ESTATES HOA
c/o Key Stone Management
BOD MEETING MINUTES
July 15, 2025, at 4pm via Zoom

1. Call to Order:

The meeting was called to order at 4:06pm. Board members present were Ron Goth, Michael Koski and Ryan Sutton. Also present, Courtney from Key Stone Management (KSM). One owner on the call.

2. Approval of Previous Meeting Minutes:

The previous meeting minutes of 03/19/25, were motioned as approved by Ron Goth, seconded by Ruan Sutton and all agreed.

3. Member Open Forum:

Dianne Stouffer raised the following concerns: Are businesses, campers / recreational vehicles and ADU's allowed. The board and KSM explained that these items are permissible and would review all concerns and then email a response to her.

4. Financials:

The financials are in good standing.

5. Items for discussion:

a) Water tank upgrades update:

Ryan reported that he was not able get specific guidelines and capacities from the insurance carriers or from the Fire Department. He did however discuss the issues with the Municipal water district who suggested that the association could potentially be included in the municipal water distribution system. The board would have to look at creating a coalition with other associations in the neighboring areas. First step would be to conduct a feasibility study by an engineering company. The board motioned that a study be conducted not to exceed \$5,000 motioned by Michael Koski, seconded by Ron Goth and all agreed. Ryan will investigate this.

b) Fire box update:

The fire boxes should be installed shortly. The boxes will include a fire extinguisher, a shovel and a pair of gloves. They will be attached to a concrete pad. The price is \$800 per installed fire box. The board voted 3-0 in favor of the installation. KSM will get 4 fire boxes installed.

c) Covenants update:

The attorneys are still working on the changes and should hopefully be done within the next few weeks. Once received, a zoom call will be scheduled with the board. If there are no changes, community zoom calls / Town Halls will be scheduled for comment.

6. Next Meeting Date:

The next board meeting was scheduled for September 16, 2025, at 4:00pm via zoom.

7. Executive Session:

The board entered into executive session at 5:15pm to discuss the aging report and emerged at 5:33pm.

8. Adjournment:

With no further business to discuss, the meeting adjourned at 5:33pm.