

**STONE RIDGE VILLAGE DELEGATE AREA  
ANNUAL MEETING OF THE MEMBERS  
October 24, 2023  
MINUTES**

**APPROVED**  
10.15.24

**CALL TO ORDER**

The meeting was called to order at 7:01 pm by Stone Ridge Village delegate, Jerry Mohrlang.

**NOTICE**

Delegate Mohrlang established that a notice of the meeting was sent out in compliance with the association documents.

**ATTENDANCE**

In attendance were Stone Ridge Village Delegate and Board Member Jerry Mohrlang, Association Manager Steve Rippy, Assistant Manager Vinnie Tomasulo and Office Coordinator, Alex Morris.

The following properties were represented by community members in attendance:

Thomas & Kelly Clark	Garland & Anne White
Joel & Sandra Lee Toomey	Jerry & Marylee Mohrlang

**QUORUM**

A quorum was not established with 8 lots represented: 5 in person and 3 by proxy.

**APPROVAL OF MINUTES**

The minutes could not be approved without a quorum.

**FINANCIAL REPORT**

Assistant Association Manager, Vinnie Tomasulo, presented the financial statements for January 1, 2023, through August 31, 2023.

**OPEN DISCUSSION**

Delegate Mohrlang started the discussion by reminding attendees that the streets in their village are owned and maintained by Garfield County Road & Bridge.

Delegate Mohrlang updated the attendees that installing a bench and rocks in the entrance, common area is not in the budget for 2023, so hopefully in 2024 BMSA can get the project in the 2024 budget.

Assistant Manager, Tomasulo, gave an update on the new trash company that has taken over the current contract. Mr. Tomasulo explained that Bruin Waste Management has now assumed ownership and operation of Dependable Waste to provide curbside trash service in the community. The company name will remain Dependable Waste and the website and phone number for the company will also remain the same.

Assistant Manager, Tomasulo, mentioned a possible rate increase for 2024. He explained that if an increase was approved by the BMSA Board of Directors, it would likely increase by \$4.00 per year.

Delegate Mohrlang asked Mr. Tomasulo if the lighting for the village's entrance sign would be fixed. Mr. Tomasulo assured Mr. Mohrlang that the lighting would be fixed, along with several other village entry signs.

An audience member presented Mr. Tomasulo with a formal complaint about trash not being picked up at the Village Shops. Mr. Tomasulo assured her that the covenant officer would send the property owner a violation letter.

An attendee asked what type of work was being performed on Alder, earlier in the summer. Mr. Tomasulo answered that it was the BMMD crew fixing a water service line.

An audience member inquired about the new development being constructed on Northstar Trail, called Half Moon. Half Moon subdivision was given final approval by Garfield County and the developer has recently broken ground on the community. The new community is located near Canyon View and Stone Ridge Villages and will provide 48 new single-family homes. It was also asked if the new Half Moon will be a part of the BMSA. Assistant Manager Tomasulo confirmed that yes, it will be, although they will have their own HOA, meaning that they will be a sub-association, under the umbrella of the BMSA, just like Eagle's Point, Canyon View, Valley View, Mesa Ridge Townhomes, and the Fairway Villas. Half Moon will be under the umbrella of the BMSA.

**ADJOURNMENT**

The meeting adjourned at 7:31pm