

# Stonebridge Townhomes at Deercreek Village

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Dear Homeowners,

Please plan to attend the HOA meeting to be held within our own Cedaredge Library.

**Thursday, May 28, 2026  
10:00 AM - 12:00 Noon  
Stonebridge Townhomes HOA Meeting  
Cedaredge Public Library  
180 SW 6<sup>th</sup> Ave, Cedaredge, CO 81413**

As you can see from the agenda, below, we will be discussing a number of important items.

## AGENDA

**1. Financials.** Jan 1, 2026 – Apr 30, 2026 (4 mos.)

Please see the attached Checking/Savings account spreadsheet.

**2. Transfer \$\$ To Savings.** Beginning July 1, 2026, the Board would like to increase the monthly transfer of checking to savings from \$1,200 to **\$1,500**. After reviewing the spreadsheet, do you agree? Net Operating Incomes for the past four months have been as follows:

- Jan 31, 2026 (\$ 365) Actual Income was \$365 less than Expenses for the month (rounded)
- Feb 28, 2026 \$ 3,702 Actual Income was \$3,702 more than Expenses for the month (rounded)
- Mar 31, 2026 \$ 1,672 Actual Income was \$1,672 more than Expenses for the month (rounded)
- Apr 30, 2026 (\$1,039) Actual Income was \$1,039 less than Expenses for the month (rounded)

**\$3,970**

Cumulatively, as of the end of April 2026, Actual Income was **\$3,970** more than Actual Expenses. Keep in mind: 1) This is after **\$4,800** (\$1,200 x 4 mos.) had **already** been transferred to our Savings account, and, 2) Our 2026 Checking Account still maintained a balance at the end of each month of between \$23K and \$28K.

**3. Xeriscape Plan.** On Tuesday, May 26, 2026, the Board met with Brookstone Outdoors, seeking a xeriscape plan(s) to include the design, cost, and timeframe to renovate the open space area on the backside of townhomes fronting on Old Goat Trail and Jay Ave. The Board will distribute the **draft** xeriscape plan(s) to

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our homeowners and review them with the Old Goat Trail and Jay Ave homeowners prior to finalizing one of them. The Board's and Brookstone's goal is to complete the project before the end of 2026.

**4. CC&Rs Rewrite.** The Stonebridge CC&Rs are headed back to the attorney by mid-June with a request from the Board to change his approach toward the re-write. We are left shorthanded with the resignation of our Vice President, and, reaching out to several homeowners has not yet found a six-month replacement for the VP. Therefore, to hasten the rewrite process, the Board will ask our attorney to remove all obsolete wording/sections pertaining to the original developer, and change any terminology from "condo" to **"townhome"**.

When the CC&Rs come back from our attorney in draft form, the Board will then set a review meeting with our homeowners. The goal then is to incorporate changes, vote on approval, and hopefully record a final version before the end of the year. Any sections that homeowners may want changed after the revised CC&Rs are recorded, could then be accomplished by amending a single section.

**5. Town of Cedaredge Stage II Drought Emergency.** Brookstone Outdoors has turned on the irrigation water. Because of the physical layout of our townhome units, the irrigation system does not completely conform to watering by the last two digits of each unit's address. We are waiting for written confirmation from Brookstone how staff set up watering to meet Town of Cedaredge requirements. For now, general rules are as follows:

- ✓ Watering occurs two designated days each week (no Sundays).
- ✓ No outdoor watering between 10:00 AM and 8:00 PM on any day.
- ✓ Alert a Board member if you see something different.
- ✓ We are in a **Drought Emergency**.
- ✓ The plan is ALWAYS subject to change.

## **6. New Roofs Needed.**

Between Oct 2023 and Nov 2024, the Board was able to have a contractor replace 20 townhome roofs which had been heavily damaged by wind and hail in 2023. The cost to replace these roofs was covered by our previous insurance policy. In early 2026, high winds once again visited the Cedaredge area. This weather concentrated its bad behavior on **seven (7) Stonebridge roofs** before moving onto **two (2) Village Ave roofs** and **two (2) on Old Goat Trail**. This time, however, our new insurance company noted "NO storm-related functional damage identified" and denied our claim.

It is very likely these **eleven (11)** units will require repairs and eventually new roofs within the next 3 to 5 years. We need to begin financial planning NOW for all **11 new roofs** so we have the funds to pay for them when it's time for installation. What are your thoughts on how to proceed?

**7. Board Email Change.** Matt has been on the Board on and off for the past 10 years. Victoria for nearly three years. At the close of 2026, both will be resigning their positions permanently. In anticipation of this change, the Board will be transitioning to a new generic email system as soon as it can get it set up. By starting now, we can have files organized and uploaded for our replacements.

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## 8. Board Accomplishments and Priorities.

- 20 new asphalt shingle townhome roofs installed in a 13-month period, funded by an insurance claim.
- \$13,296 of \$20,341 Claim Savings (difference between claim payments for roof damage and contractor charges to replace 20 roofs), used to replace gutters as needed on the new roofs as needed.
- \$7,045 Balance of Claim Savings deposited in our Savings Account.
- Our President's "Grab N Stash It" Program – Started in 2025 - \$1,000 transferred from Checking into Savings on the very 1<sup>st</sup> day of each month. Beginning 2026, the amount increased to \$1,200. Now we'd like to increase it again to \$1,500. Today, the balance in Savings is \$61,585 and growing.
- Rewrite the CC&Rs to clean them up, comply with the current laws of the Colorado Common Interest Ownership Act (CCIOA), obtain homeowners' approval, and record with Delta County.
- Provide paint/stucco repair for townhome units as time and finances permit.
- Complete the Xeriscape project behind the Jay Ave and Old Goat Trail townhomes before year end.

## 9. Questions? Write them down. Bring them to the meeting.

Thank you,

*Matt Evans*

Matt Evans, President,  
Stonebridge Townhomes at Deercreek Village