

HOA STONE MOUNTAIN VILLAGE FILING NO. 3 – MEETING MINUTES – March 27, 2026

The Board Meeting was held at the home of Joan Quest, 8040 Salem Street

The meeting was called to order at 10:00 A.M. In attendance were Steve Gerow, Joan Quest, and Lon Brouse.

1. The treatment of the high-pH areas of the subdivision's park was discussed. Ditch water will likely be available on April 6.
2. Preparation of the affected weed patches in the park continues to be of concern. Mesa Rentals has garden tillers for \$65 per day, but they are only open on weekdays. Steve offered to help with the work on a weekday. Volunteer help for this project with this limitation is in short supply, so Steve and Lon agreed to prepare and treat the areas with sulfur before the water is turned on.
3. Steve planned to drive to our subdivision's headgate on the ditch to check on its status.
4. The yearly HOA dues are now \$550 per year, per lot. The most recent Balance Sheet for our HOA displays data through February 2026 and did not show any financial activity for March 2026.
5. Fire Mountain Lawn Care submitted a Proposal for the care of the park for 2026. The rate remains at \$120 per week for the Lawn Service with additional work available at \$75/man-hour, which includes Sprinkler work, Spring & Fall cleanup, and Shrub trimming.
6. Steve reported that he has sprayed the weeds along 1525 Road. The HOA Board of Directors needs to contract a licensed pest control company to provide weed spraying for the areas adjacent to the sidewalks along 1525 Road, I Road, and within the rain retention basin at 1525 and I Roads. Steve volunteered to contact a service company for a quote.
7. HOA property and liability insurance remains a topic for investigation. Scott Callas expected a quote for evaluation before the end of the month of March. While new construction is ongoing, underwriters are apparently reluctant to quote a liability insurance policy.
8. Joan has been coordinating a "Neighborhood Welcome" committee consisting of Margaret Stalcap, Karen Decker, and Fran Hostetter. They presented a draft sheet with contact information for city services, utility companies, names of the Board of Directors, and Welcome Committee members. The Board of Directors made recommendations. Joan has made the edits, and the Welcome document is attached to this Meeting Minutes document.
9. Steve reported selling several new houses along Silver Belle Street, which need this "Welcome" information. Other recent homeowners could also benefit from this information.
10. Karen Decker has proposed another neighborhood cleanup day sometime in mid-April. The Board supported the proposal and directed that the homeowners be notified when a date is selected.
11. Joan made a motion to adjourn the meeting. Steve seconded the motion. The vote was unanimous.

END OF MEETING at 11:15 A.M.

Lon Brouse Secretary (760) 977-7438

HELLO!



Welcome to the Neighborhood!



THINGS YOU NEED TO KNOW:

*Trash day is on Wednesday

*Utilities:

Electric: DMEA (Delta Montrose Electric Association)

Gas: Black Hills Energy Water/Sewer/Trash:

City of Delta



HELPFUL INFO:

City Alerts:

City alerts: Text DELTA to 91896, then to confirm, reply YES

County alerts: Go to Delta County website to sign up

Urgent Care:

Delta Health Urgent Care

Convenient Care-River Valley Family Health

Public Library:

Delta County Library

124 E 6th St.

Delta, CO 81416

970-874-9630

Recreation Center:

Bill Heddles Recreation Center

531 N Palmer St.

Delta, CO 81416

970-874-0923



PLACES TO EAT:

Daveto's Italian Restaurant/ House of Chin

A & M Creations/ The Stockyards/ Papa's Grill

C & J Café/ Cassie Bee's at the Grove



HOA THINGS:

*Mail Boxes are on the south side of the park

*Potluck in the park last Saturday of September

*Little Free Library on south side of park, west of the mailboxes.

*Irrigation water:

On around April 15th

Off around October 15th



OUR INFO:

Stone Mountain Village Filing No. 3

Board Members:

Lon Brouse—760-977-7438

Joan Quest—970-640-8694

Steve Gerow-970-260-5401

Red Leaf HOA Management-970-713-0304

Welcome Committee:

Margaret Stalcup-435-671-3422

Karen Decker-970-901-8368 Fran

Hostetter-541-999-1436