

February 7, 2017 - UNAPPROVED

Stillhouse Canyon Board Meeting Minutes – Annual Meeting

Attendees:

Carolyn Wright	President
David Greene	Vice President
Marc Duchon	Secretary
Seth Klemper	Member-at-Large

Carolyn called the meeting to order at 6:35 pm.

Carolyn explained background of meeting details and briefly introduced the board members.

2016 Annual minutes distributed. Motion to approve minutes with some minor corrections (“2015” should read “2016”) seconded and approved.

Carolyn detailed brief property history—built in 1985 by Larry Peel. Converted by Peter Wells in 2001/2 to condos. Roughly 70% owner-occupied. Reminded residents of 10MPH speed limit, especially considering all the walkers.

Discussed “10 Important Policies at Stillhouse Canyon” handout.

David Greene discussed water conservation and other issues. Suggested monitoring if/when recycling containers are overflowing. Also looking into a sliding door containers instead of overhead bins and possibly larger bin if logistics will work. Suggested residents crush their recycling. Advised sending further recommendations sent to Granite.

Marc spoke about mailboxes (capacity and security), the Austin Oaks PUD, and water costs and the City Council.

Seth spoke about short term rentals, the new gate, and pet issues. Agreed that pet picking up has improved over the last year, also a few instances of pets not on leashes. No drone instances.

Carolyn discussed gate improvement benefits: security and mail security, reduced maintenance, better sense of community.

Carolyn discussed increase in HOA fees which went into effect January 1, and the new drafting system also recently started. Described how units are inspected but that the rate of inspection has slowed due to increased maintenance costs. Now doing one building every other month rather than monthly. About to begin work on building 13—already surveyed, waiting on an estimate. Larger items like repaving are separate.

Carolyn reminded that owners need their own homeowner's insurance policy for the first \$10K regardless of whose fault ("no fault" deductible). The condo policy takes over after \$10K. Insurance policies may not cover flooding, but owners may be able to purchase separate flooding insurance (esp. first floor owners).

Carolyn asked residents to look at the yearly budget. It showed \$478K in income, spent \$481K. Included about \$20K for the new gate. Owner asked about David (maintenance personnel) how to provide feedback, or thank him. Carolyn stepped through the pie graph of 2016 cost breakdown.

Carolyn described the board of director elections. Phil Rothblum wanted to run for the board and described his background and positions.

Owner Comments

Resident asked about smoking ban on balconies. Board did draft rule language for this and other rule changes/additions. Enacted a smoking ban on balconies and other public areas—but still allowed in units. The smoking ban would be a policy.

Some residents voiced a need for greater transparency on the smoking decision and their displeasure. Carolyn offered a recourse for a petition for people who dislike the ban, both to understand the degree of people who oppose the ban and what ideas they have to a) address the smell/smoke from neighbors, and b) how to manage the risk of fire.

Residents asked for website password for the Stillhouse for access to minutes, declaration, etc.

Steve reminded that there is a "Condos on the Canyon" Facebook page but its resident created and managed for communication, not board sponsored.

Resident asked about an alternative for the 1 or 2 bedroom assessment fee structure. This is an issue of a declaration change, where a 2/3 vote change is required, since there are enough units that fees will go up to vote against the change.

Old Business

New Business

A resident mentioned that the central area by the mailbox could use some improvement. Zero scape the circular turn-around was suggested. Steve suggested that everything is looking a bit run down. Someone asked if they can volunteer, and there may be some liability issues. Carolyn asked people to

identify where the best places for improvements. Also asked for who would be interested in volunteering and there were approx. six individuals who raised their hands.

Resident asked about removing the remnants of the old gate.

Resident asked about a free library kiosk or mini-house. Also about a yearly pot-luck for residents to get to know each other.

Discussed composting or wood chips.

Resident asked about water mains and how to reduce it, and whether the pipe could just be replaced or restricted.

Resident asked about the police cruisers that have been around building six.

Resident asked about how to make plumbing repairs, they need to give 24 hour notice minimum to their building residents with a note on the door, attempt to do it during the day.

Marc suggested the board to investigate how the board could use technology to improve communication with the owners/membership. Resident suggested using the old realtor boxes by the mailboxes for notices.

Resident asked about recycling and overflow, and how the garbage company doesn't pick up any overflow items on the ground. Perhaps negotiate a second pickup during holiday season. Also mattresses and sectionals, etc., should not be left by trash otherwise the association, and let their neighbors know, especially moving in/out, etc.

Carolyn announced election results—that the board had been re-elected and thanked Phil for being a qualified candidate.

Carolyn adjourned the meeting at 8:23 pm.