

**March 14, 2017**

**Stillhouse Canyon Board Meeting Minutes – Monthly Meeting**

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**Attendees:**

Carolyn Wright	President
David Greene	Vice President
Marc Duchon	Secretary
Seth Klempner	Member-at-Large
Mike Hill	Granite Properties

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Carolyn called the meeting to order at 6:34 pm.

January minutes distributed. Motion to approve minutes with some minor corrections seconded and approved.

**Owner Comments**

Phil Rothblum in attendance.

Seth reported unit 250 having 3 dogs in the unit. Warning letter will go out. Unit 233 or 234 there were bicycles chained to the railing, which is against policy. Mike said notices will be placed on the doors of their units to warn them. Also a report of multiple cats in unit 110, but Mike said the standard needs to be higher, that facts/evidence is required. However, the one cat is outdoors unleashed which is a violation.

**Old Business**

General repairs – left on building 13, which the estimate was 15K+, and most (\$12K+) was labor, because of increased market labor costs. Including painting the back of the fascia. Requires the boards authorization to proceed. According to Mike, part of the labor cost is building accessibility. Carolyn motioned to approve \$16K in repairs, Marc seconded, discussed who the contractor was. Mike offered a higher quality contractor which was increase the price. Mike also said most contractors don't particularly like this kind of work because of the difficulty involved. Motion passed. Mike said building 14 will be walked when the repairs are about halfway through.

Final revision of rules. Choosing a few rules to expedite (fine on first offense) versus a blanked warning that allows us to fine on any first offense (the sign behaving like a first warning). Our attorney does not recommend a blanket warning, but that we could do this on specific rules that get violated more frequently, or offenses that cannot be easily cured (like a 18 wheeler or mattress violation).

Carolyn suggested writing a policy regarding furniture and dumpsters—if you put certain inappropriate material by dumpster that is not removed by standard trash, then the board removes the object and both passes on the cost and charge and administration fee, and possibly a fine as well. This would be for select rules. Currently only dog poop is only explicitly mentioned as warning in the declaration, but that adding additional language to the declaration may be better than signage as a warning. Carolyn will draft some language regarding 18-wheelers and large trash/mattresses so that rules can be updated to serve as the first warning, bringing the total to 3 issues (dog poop, trash, and 18-wheelers).

Regarding the smoking ban: Carolyn suggested Seth flesh out a proposal for a survey to ask residents/owners for inputs. She also asked everyone else to think about an enforcement mechanism for a smoking rules to stop butts being dropped or smoking on the balcony that isn't a smoking ban.

Marc updated the board on the PUD situation. The board will write a letter to councilmembers as a board, and Marc will draft language, and after it is sent will be available for review. Marc also encouraged individual letters/emails as well as encouraging attendance of the second reading on March 23<sup>rd</sup>.

### **New Business**

Mike already placed calls to request bids for improvements requested during the annual meeting, like at the turnaround and the clubhouse. Seth investigated the library item and discovered the “Free Little Library” kiosk is around \$500. Carolyn wanted to learn more about it and for someone to take ownership of it—same for the pot luck dinner.

Marc suggested the board think about how to communicate better to owners/residents, like a quarterly newsletter, and that the first newsletter/update be available by May. Marc will serve as editor for the first one and solicit content from the board, and also use the newsletter to solicit support/ideas/volunteers for the other annual meeting ideas (pot luck, gardening, library, etc.).

### **Manager's Report**

[MD – This was not updated, apart from the paragraph about collections]

February 2017 Total Income:	\$29,074.36
February 2017 Operating Expenses:	\$30,678.08
February 2017 Non-Operating Expenses:	\$0.00

For February 2017, the association had the following summary of accounts:

Operating Account Balance:	\$6,346.67
Money Market Fund Balance:	\$217,976.50
Total:	\$224,323.17

The AR's this month were overstated due to a number of owners not making prior arrangements for the payment of their assessments when the auto-draft program ended in January. These owners have been notified and we hope to resolve the problem in the near future.

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Carolyn adjourned the meeting at 8:07 pm.