

**May 8, 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 6:33 pm.

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

**Owner Comments**

Five residents present:

Phil Rothblum – Unit 239 “Kudos for the minutes”

Rick Cloud – Unit 242 Wanted copy of minutes from annual minutes prior to next year. [MD send minutes to board & Mike first with a note at the top “Unapproved”]

Joanie Elliott – Unit 167 Question regarding replastering/resurfacing the pool and/or waterfall area because of stagnant water. Also place lid on lower pool trashcan. Algae buildup on pool.

Harriett Kirsch Pozen – Unit 286 Potluck on Saturday June 4 @ 5-7pm

Martha Cole – Unit 152 Potluck on June 4.

Potluck – How will organizers estimate people attending? Max occupancy on clubhouse is 50 people, also need an estimate for food. Organizers want clubhouse for food and pool for eating. Carolyn suggested empowering committee to make decisions and granting them a budget with Neely’s Canyon similar events as a baseline (they fund their event at \$100 - \$150). Harriett and Martha requested nametags and photocopying and cutlery, maybe drinks.

**Old Business**

Board motioned to grant \$200 for a potluck supper on June 4 from 5-7pm to provide for cutlery, ice, water and other drinks, nametags, and advertising. None of the \$200 will be used for alcoholic beverages. Event will be BYOB/food.

General building repairs – Bldg 13 is finished and building 14 needs to be walked, will be scheduled in the next 1-2 weeks. Contractor had back operation should be ready.

Status of rules amendments –

1. Discussed smoking rules. Question of whether the board should have authority to act in case of restricting a particular unit/owner's unit due to a smoking complaint, and to make it incumbent on smoker to address remediation. In practice, kept sections 1-5. Voted and passed (sent to Connie for review).
2. 18-wheelers – Rule counts as first notice, also moving prohibition sign to the gate. Voted and passed (to Connie for review)
3. Prohibited dumpster objects – Discussed ways to educate residents on the rules and prohibitions and options to haul away larger items like appliances and mattresses. Rule was changed to make both more broad, and fine directly. Voted and passed for Connie.
4. Speeding rule – Added section to prohibited travel wrong way on designated one-way. Voted and passed for Connie.

Landscaping on entrance area will begin mid-May and should take several days.

Review of response on Newsletter – generally positive feedback, Carolyn already getting topics for August newsletter.

Parking spot restriping turned out well.

### **New Business**

Actions taken by email: Unit with 3 animals, sent letter that if there is a complaint, one of the animals will have to go. Seth reported another complaint, so confirming the original letter content and sending a letter to request the cat goes. Also, same owner has trash outside that needs to be removed.

Unit 218 had unleashed pet, needs letter to leash pet and to get their tenant rules.

The tow sign is faded and needs to be replaced.

Seth is unconvinced trash is being picked up irregularly. Supposed to be picked up Mon. and Thursday, but due to overflow situations this is a possibility. Seth will be confirming.

Welcome letters for new residents with 4-5 important rules. We want this to go to tenants. David said we can get that information from postman. Board could create some letters and a way to keep them at the mailboxes for residents and the mailman to deliver to new residents.

Trashcans by pool – Mike will investigate, suggested a Rubbermaid dome top durable trash can, around \$200 per, so \$400 total.

Marc suggested reaching out to the Council regarding the water main issue again.

<b>Manager's Report</b>
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May 2017 Total Income:	\$44,729.27
May 2017 Operating Expenses:	\$44,344.75
May 2017 Non-Operating Expenses:	\$2,002.63

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

Operating Account Balance:	\$4,791.67
Money Market Fund Balance:	\$230,206.02
Total:	\$234,997.69

Collections should return to normal levels by end of May. Larger expenses from repairs and first down payment this year on insurance. But new Farmers policy will save nearly \$30K. Contributed \$6K to reserve for prior month.

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Carolyn adjourned the meeting at 8:33 pm.