

**June 14, 2016**

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

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**Attendees:**

Carolyn Wright	President
Kefren Greenstreet	Treasurer
Seth Klemptner	Member-at-Large
Mike Hill	Granite Properties

Chris from Unit 271 in attendance.

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Carolyn called the meeting to order at 6:32 pm.

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

**Owner Comments**

Chris from unit #271, there is a rock sticking out next to his neighbor's parking spot and the rock prevents large deliveries. Access issue. Is the rock in the way? Rock is next to the white mustang. Building #13. Chris requests the board move the rock. Board said it would visit the site and make a decision after the meeting.

Jeannette Morse #245 (not present at meeting), request made via email with Stacey, wants a walk-out railing to get into the pool. Not required by code. Would need a stainless steel railing. Pros is that it's good for elderly residents to get in and out of pool. Cons are \$1000 price tag. Budget doesn't allow for it. We will ask resident if she wants to pay for it herself. Otherwise we cannot afford it at this time.

**Old Business**

General building repairs on hold. 12 is finished, 13 in the future.

Gate project, gates are up and running. So the first day was incorrect. Some clickers are not working. Residents need to contact Granite. If previous clicker was working Granite will replace for free. Kefren suggested painting the white bollards green for better aesthetics. White chosen for greater visibility. No action taken for now. Are there reflectors on the edges of the gates? Will look. Overall, the project has gone really well. Residents are generally happy.

Water leak in wall of #129. Building #5. Knight waterproofing contractor used. Tenant in unit. Water is coming in between fridge and washing machine area. Is it the fridge or storm surge? Joe, contractor will

be inspecting with moisture sensors etc. Trying to find the root of the problem. May have to open up the wall to figure out exactly what the true issue is. May possibly have to open up this unit along the length of the unit to figure out the problem. Don't know the scale of the project yet but could be a \$20,000 project. Should know within a week or so.

Status of chimney repair inspections of all chimneys on the property. 92 chimneys on the property. \$1632 was the cost for the inspection, took a week. 14 chimneys need some form of repair. George, contractor, says we can fix them possibly from the inside out which would be a less expensive fix. \$2000/\$3000 per chimney cost range. Could we save by doing all the chimneys at once? Bulk pricing? Which chimneys are the absolute worst? Prioritize them, we will ask the contractor to do that, which ones are the most critical. Will follow up on this issue. Cost total could be \$42,000.00 Very high cost. Will discuss further after we know more, like which ones are the highest priority.

Mailbox for packages should be installed any day now.

Building 8 satellite dishes still need to come down.

Continuous handrail for steps down to pool. Pieced rail is \$1200.00, full rail is \$1700.00, will pause for now because it's not a code issue, only an insurance suggestion. No action at this time. Will re-visit if the insurance company brings it up again.

### New Business

Parameters regarding complaints of noise, for example, dog barking... Carolyn wrote a memo. Was emailed. Point is to minimize the role of the board as the investigator, but still be the decision maker in each case. Discussion on how much time of noise is annoying, what length of time is truly annoying? Talking about animal noises not just dog barking. Resident who complains need to provide proof of the issue. Compelling evidence must be provided to the board from the complaining party. Memo will be worked on and hopefully board can approve via email. Will be incorporated into existing policy document, if and when the board approves it.

Tree roots in building between buildings 5 & 6, \$2800-\$3000 fix. Scheduled to start Thurs of this week. Permitted process with city involvement. Is a must fix issue.

Actions done over email between meetings; approved paying for new speed bumps.

### Manager's Report

June 2016 Total Income:	\$40,023.27
June 2016 Operating Expenses:	\$41,945.25
June 2016 Non-Operating Expenses:	\$18,312.36

For June 2016, the association had the following summary of accounts:

Operating Account Balance:	\$283.07
Money Market Fund Balance:	\$205,033.80
Total:	\$205,316.87

Notes: \$220,000 in reserves. \$35,000 down payment on insurance. \$90,000 insurance premiums for the year. \$6,000 put in reserves.

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Carolyn adjourned the meeting at 7:58 pm.