

August 9th, 2016

Stillhouse Canyon Board Meeting Minutes – Monthly Meeting

Attendees:

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|--------------------|--------------------|
| Marc Duchon | Secretary |
| Kefren Greenstreet | Treasurer |
| Seth Klempler | Member-at-Large |
| Mike Hill | Granite Properties |

Kefren called the meeting to order at 6:38 pm.

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

Homeowners present: Phil from #299

Owner Comments

Noise issue between 158 and 258. Mike summarized the current status--that we suggest to the 258 owner to implement area rugs and taking shoes off to try to resolve this matter between the owners. The owner still has an obligation to acknowledge the responsibility to their neighbor in a multifamily residence. Briefly discussed David's points of hypersensitivity and ways to measure the noise, but the immediate solution is for Mike to draft a letter to the top neighbor to suggest actions to encourage the two owners to resolve this between themselves.

Seth mentioned an owner who had water in the microwave--only seems to happen when it rains. Joe (Contractor) examined and only idea he had was to flood structure to try to replicate. Mike acknowledged that this is a frustrating kind of repair.

Old Business

General building repairs still on hold at building 12.

Update on water leak in 129. Mostly completed, doing water test to confirm everything works successfully. According to Phil the trim work is not complete--Mike will investigate.

Sewer problem in 126. Camera had been run through drain line and discovered section of grease that was collecting. Both Carolyn's and bottom neighbor are connecting to this drain line. Would cost ~\$4K

for fix, but owner did not want to bust through concrete floor to do permanent fix. So they agreed on temporary fix to defer cost, but the two owners will not dispose of major items in their sinks in the meantime.

Chimney repairs on building 12. Will be out in mid/late August to start fixing the chimneys.

The rock in 271--not done yet. Supposed to have been done last week but did not get to it. Contractor says they will get to it, but contractors have been swamped lately and everyone is behind.

Carport across from building 9 -- pile of ladders and scrap and wood, and no work has been there for a while. Mike will investigate.

Dishes on roofs--think they were gone, will only be able to confirm in winter.

New Business

Seth's "pet project": The sign at the entrance that says where the units are. Mike's suggestion: confirm that is the only sign of this nature so that we can get them done at the same time. Probably only cost \$300 - \$400 per sign. Mike will take a picture. They will make a new sign and replace. The board will go take a look at the sign and take a vote on what action to take via email. The board also has a list of improvements suggested by Steven in July that they need to triage and decide if/when there is budget and what has

Seth mentioned David's board meeting attendance has been irregular lately and there are people interested in helping the board. The board recognized his value to the board but also that the absences place a disproportionate burden on the other remaining board members.

Manager's Report

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

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|-----------------------------------|-------------|
| July 2016 Total Income: | \$40,954.91 |
| July 2016 Operating Expenses: | \$35,582.30 |
| July 2016 Non-Operating Expenses: | \$ 0.00 |

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

| | |
|----------------------------|--------------|
| Operating Account Balance: | \$ 3,483.77 |
| Money Market Fund Balance: | \$205,522.71 |
| Total: | \$209,106.48 |

Mike shared some water stats. The board gets billed more than it ought to. Mike will put together some notes/bullet points with the various issues and hand to Marc who will draft a letter to Sherri Gallo, the appropriate city councilmember.

Below \$2K in receivables currently. Mike will check on the lean placed on the Cepeda account--may need to apply pressure on foreclosure.

Kefren adjourned the meeting at 7:23 pm.