

November 8, 2016

Stillhouse Canyon Board Meeting Minutes – Monthly Meeting

Attendees:

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

Carolyn called the meeting to order at 6:36 pm.

September & October minutes distributed. Seth made a motion to approve minutes and Kefren approved.

Owner Comments

FYI from #283, (via Mike) owner is wanting a portion of their roof repaired. Water ponds there. Granite (Mike), and David, and roofers say there is no issue. They've all examined it. It's cosmetic only. A construction flaw but it's not leaking. Previous owner had same complaint and it never leaked over many years. Roofers say it is fine. There is a rubber membrane there that causes ponding but also fully protects the roof. Mike will send a letter to formally let owner that we will not be fixing it.

Building 5 repair that Marc Duchon brought to Mike is being done today or tomorrow, November 9th or 10th.

Old Business

General building repairs are on hold. Monday or Tuesday (the week of Thanksgiving) building 13 will be walked with Mike and the contractor.

\$10-11 thousand to do ALL the chimneys. Mike is in talks with the contractor. Will be action taken over email to get approval and work started.

Status of assessment change notice, small rephrasing of letter, but good to go.

Feedback from attorney about rule changes: she thinks we should leave noise parameters more open. Guidelines were too hard to be enforced. Unit repairs rules are good and slightly expanded by attorney. Smoking rules are good according to attorney. One sentence needs a slight amendment as to not be

confusing. Mike will send revised document to be filed with attorney and we will let residents know on what date the rules become effective. Motion made by Carolyn to accept this, David seconded, passed.

Fee increase to owners notice will be going to owners shortly, along with rules/policies updates.

New Business

No email actions since last meeting.

Annual meeting will be Feb 7th, 6:30pm

No December meeting. Board to check email as some actions may need attention/votes.

Manager's Report

October 2015 Total Income:	\$38,942.22
October 2015 Operating Expenses:	\$41,566.52
October 2015 Non-Operating Expenses:	\$0.00

For October 2015, the association had the following summary of accounts:

Operating Account Balance:	\$195.21
Money Market Fund Balance:	\$220,753.90
Total:	\$220,949.11

End of October operating account was normal. See email from Mike for specifics. Assessments are 3% below budget. YTD 1.09% above budget. \$11,000 water bill for month of September. Expenses are 13.3% above budget for the month because of tree trimming, pest control etc., no payment to reserve this month.

Granite is adopting a new system for payment options for assessments. Online payment program. ACH program will change to an online program where users can use credit card, auto debit etc. Will be a payment portal. Seven steps in setting up account. This new system will take over old auto-draft (ACH debit). There are some small fees associated with this system and that was discussed at length. But this change is coming from Mike's boss, the owner of Granite, the board/association cannot opt out of this. If owners don't want to pay the small service fee to pay online via portal they can still mail a check or set up an auto bill pay through their own bank. BUT, current auto-drafts through ACH will cease at the end of this year. Notices will be going out. There are positives of the new system, some people like to pay over credit cards to get points, etc., and owners in a bind can now charge their dues so they are not behind/late.

Carolyn adjourned the meeting at 7:35 pm.