

**October 11, 2016**

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

---

**Attendees:**

David Greene	Vice President
Marc Duchon	Secretary
Kefren Greenstreet	Treasurer
Seth Klempner	Member-at-Large
Mike Hill	Granite Properties

---

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

September minutes distributed. Motion to approve minutes with some minor corrections seconded and approved. Marc will make sure Mike gets a copy after the meeting.

Phil from Unit 229 was in attendance.

**Owner Comments**

**Old Business**

Chimney repair on building 12 was completed, cost estimated to be \$1000 - \$1100, lower than expected. From here on as part of general repairs the chimneys will be repaired at the same time. The board debated whether it made more sense to suspend general repair and just do all 12+ chimneys. David asked whether there could be savings by doing this. Board decided to table until the budget discussion.

Sewer issue on #126. Wound up costing the HOA \$5,600. The owner may decide to pursue staining or not, but the concrete has been replaced.

General repairs are still suspended due to unscheduled repairs.

Approval of 2017 budget. Budget as presented required a 2.85% assessment increase but encouraged the board to think in terms of both the declaration calculation by bedroom as well as percentage of budget.

After discussing the budget, Kefren made a motion for a 5% assessment increase, Seth seconded. Mike cautioned that a 5% assessment would not allow us to take care of the building and property maintenance in a materially different way than how the HOA is currently caring for these items. The board voted to pass with a 5% assessment increase.

Mike reviewed his letter draft to owners regarding the assessment increase. Board decided Mike would send his draft to David and he would shorten and rework for an online review and approval.

### **New Business**

No business or decisions done online since the September meeting.

The board agreed the price out the chimney's on all units that require chimney repair and to schedule a walk of building 13 to understand the projected expense for repairs there.

### **Manager's Report**

September 2016 Total Income:	\$41,000.00
September 2016 Operating Expenses:	\$32,692.09
September 2016 Non-Operating Expenses:	\$ 6,000.00

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

Operating Account Balance:	\$ 7,285.49
Money Market Fund Balance:	\$220,095.57
Total:	\$227,381.06

---

David made a motion to adjourn the meeting at 8:22 pm. Seth seconded.