

**September 13, 2016**

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

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**Attendees:**

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

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Carolyn called the meeting to order at 6:30 pm.

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

Scott Sousares, a local realtor, and Phil from #229 were in attendance.

**Owner Comments**

None.

**Old Business**

General repairs still on hold at Building 12. Have been on hold for 3 months.

Sewer problem in #126, and #226 had originally decided to hold off on repair, now #126 wants to proceed with the repair. Carolyn has advised Mike to inform the owner of #126 of any complications, and connect them with Granite Properties. Neither of the owners of #126 or #226 want to have unusable garbage disposals.

Chimney repair on Building 12 – Still has not been made because all contractors are swamped. Hope to get it done the week of 9/19. Plan for chimneys in general is to take care of any chimneys during routine building repairs. Car port across from building 9 – were going to ID whose scrap this belongs to and move the ladder (George). Looks sloppy according to Seth, should be covered so less obvious.

New entryway sign – Mike had a way to fix this for far less than previously estimated because the sign turned out to be of a less expensive material. Compusign will do the work. Approx \$200. Dave will paint the posts. Supposed to be done by end of September.

List of improvements from Steven in July – 1. estimate to fix rock curbs throughout the complex and 2. move the one big rock in Phase 2, which has been done.

Board member absences and communication. Board discussed issue of attendance but determined absences were not of concern as no meeting has been cancelled due to a lack of quorum. Mike also pointed out that a member's attendance isn't a full reflection of their work. The board discussed more effective ways of communicating among themselves, particularly at board meetings.

Board voted on choosing a Tree service for annual trimming which they had not voted on via email. Seth moved for Best Tree Care Services to do the work for \$5,660. Carolyn seconded. Motion passed unanimously.

### **New Business**

Approval on actions taken via email: No financial issues/votes taken by email.

Hand out 2017 budget. Mike emphasized repair budget was increased 10% over last year, and that this budget is intended to be a starting point. Carolyn asked what the number would look like with more money for general repairs. Mike emphasized the question is "At what level is the exterior maintenance ACCEPTABLE?" Because that will guide some of the decision making—Neely's Canyon is facing a similar issue. Do we keep "patching the boat" or think more long term? Also, the boat will continue get increasingly more expensive to patch. A 3% increase would yield an annual increase of \$14K, a 10% increase would give us \$54K resulting in a \$26 increase for 2bedroom, \$13 for 1bedroom. Only major 2017 scheduled repair is the clubhouse painting for \$3,500. Board should make a judgment on whether this is actually needed or can be pushed off.

Seth raised the issue of how to educate residents on expenses and how buildings get more expensive to maintain as a result of age. Kefren raised the issue of a one-time assessment to offset due increases rather than annual fee increases. The Board decided to proceed with fee increases, not a special assessment which present other difficult issues. Scott Sousares and Mike commented that the exterior/appearance really does matter. Phil noted that increases remain in place and are not rolled back. It is unclear to him what value comes from fee increases. Board noted that fees are not rolled back because costs are not rolled back. Board will make better efforts to educate residents on value from fee increases. Scott will send us a list of comparable unit HOA fees.

Moving van (18-wheeler) used by #218 violated many rules, but may be hard to fine. Board wishes to fine \$500. Mike will confirm with Connie (attorney) that we can assess fine based on notification at front gate. If not Board will try to assess damage to asphalt and trees.

Marc will follow up with the board about the Water letter to Rep. Sherri Gallo.

<b>Manager's Report</b>
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August 2016 Total Income:	\$41,891.96
August 2016 Operating Expenses:	\$34,588.19
August 2016 Non-Operating Expenses:	\$ 6,000.00

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

Operating Account Balance:	\$ 5,161.58
Money Market Fund Balance:	\$213,504.67
Total:	\$218,666.25

Ended Aug with just under 214K in reserves. Water bill was "ridiculous", and total is 13.3% above budget. Building repairs are \$16K over budget which is why they are on hold.

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Carolyn adjourned the meeting at 8:05 pm.