

**August 8, 2017**

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

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**Attendees:**

|                |                    |
|----------------|--------------------|
| Carolyn Wright | President          |
| Marc Duchon    | Secretary          |
| Seth Klempner  | Member-at-Large    |
| Mike Hill      | Granite Properties |

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Carolyn called the meeting to order at 6:33 pm.

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

**Owner Comments**

Anita Lavie (Unit 131, new owner) has question regarding insurance coverage. What is/is not association responsible for? Mike said he would get her the amendment to declaration if she did not have a copy, which has the information she needs and can hand it to her insurance company.

Joni Elliot (Unit 167) had a question regarding the newsletter and the entrance area of a unit. It is considered limited common elements which the association is not responsible for cleaning. Carolyn explained what terms like “enclosed courtyard” meant. Joni asked about power washing, which is a scheduled maintenance the association engages in periodically. Joni was not in favor of paying for reports of “snitching” on neighbors regarding dumpster trash. Joni also wanted the board to use positive incentives (carrots) rather than negative incentives regarding cost saving measures. Joni also asked about the pool deck being cleaned, and Mike had instructed David (maintenance) to take care of it—it will take a few days to get done. Mike said the pressure washer will take care of 95%-100%.

Phil Rothblum (Unit 229) asked about the lights in front the entrances. Mike has a report on this later in the meeting.

Request from owner at corner of building 8 to put a screen/slatted (cedar slats) fence to block a view of 4 A/C units out the side view of a building. Mike has suggestions for the solution to paint the screen the colors of the scheme (blue from the door or dark green). Carolyn suggested doing this at the owner’s expense, to be maintained at their expense, maintenance AND liability. Seth is concerned about possible collateral damage, and also that it shouldn’t be a DIY project—get a licensed general contractor or carpenter in a “workmanlike manner”. Mike suggested 4x4 treated posts (1x6 rough cedar slaps with 1 inch gaps), then painted dark green. Galvanized post would be “bullet proof,” but a bit shiny until it dulls. If the owner sold, the new owner would inherit the responsibility. Motion to allow Unit 148 to install screening near 4 A/C units in a workmanlike manner using a contractor who will create the

screening from 2 4x4 treated vertical wooden (and afterwards painted) posts painted dark green (like the doors) between which are stretched several 1x6 rough cedar slats with a 1 inch gap between each one. The responsibility for the construction, maintenance, and liability will lie with owner 148 and transfer to any future owner. Motioned passed, and Mike will respond to the owner.

Request to remove the tree in parking spot 130. Board will look after the meeting and make a decision.

Offer for possible used pool furniture. Mike will obtain pictures and distribute. Phil suggested that we could use 3-4 more chairs.

Owner of #188 and their business “Area Wide Chimney Sweep”. Mike said the issue with the oil saturates the asphalt, and the lack of standards. Owner will get a letter about both dumpster disposal and to decrease using the drones on property.

Mike had a call from an owner who wanted to register a complaint about the cluttered up entry way outside Unit 177. Mike said this may be a marginal call. Complaint regarding potted plants and patio furniture. It will be a judgment call by the board, who will look.

#### **Old Business**

Temporarily stopped repairs on bldg. 14 to repair pool deck, which Mike deemed more pressing. Will resume afterwards.

Carolyn reported numerous ways our rules don't match Connie's rules. Should be able to adopt before the next meeting by email.

Remaining rock wall repairs. Mike wants available board members to meet the new owner the company/vendor if possible the following Friday—he will be our point of contact for any issue.

Other old business – suggestion about incentives by Joni. The board will stick with the current policy for a few months and continue to monitor dumping.

Towing sign is still supposed to arrive. Also hedge at the entrance way still needs to be trimmed further.

David tested how quickly he could clean the entries. He can do 8 light fixtures a week, but will continue to test and Mike will update the board on this.

#### **New Business**

Any actions by email: board approved twice monthly drainage to prevent water intrusion for an additional cost of \$327/mo, still done by same contractor.

#### **Manager's Report**

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

|                                      |             |
|--------------------------------------|-------------|
| October 2015 Total Income:           | \$37,306.02 |
| October 2015 Operating Expenses:     | \$39,165.59 |
| October 2015 Non-Operating Expenses: | \$0.00      |

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

|                            |              |
|----------------------------|--------------|
| Operating Account Balance: | \$2,664.95   |
| Money Market Fund Balance: | \$220,419.14 |
| Total:                     | \$223,084.09 |

Expenses below budget and no notable variances. Slightly over 3% above budget. Transferred \$6K to reserve account. The unit in foreclosure paid the required check, but another unit is moving to a lien.

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Carolyn adjourned the meeting at 7:48 pm and the board will look at 3 outstanding issues on the property.