

July 11, 2017

Stillhouse Canyon Board Meeting Minutes – Monthly Meeting

Attendees:

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

Carolyn called the meeting to order at 6:37 pm.

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

Owner Comments

The board discussed the large expense involved with hiring a security guard to improve security in response to various incidents. Mike had several suggestions instead, including encouraging the community to be vigilant. Carolyn suggested investigating purchasing a new Neighborhood Watch sign.

Mike reported a Building 2 resident who complained about cobwebs and uncleanliness. The board decided to have David (maintenance) to quickly go through that area in question, and to properly set expectations for residents in the next newsletter. The board also discussed having David clean the lightbulbs outside units doors as part of his routine, and will first conduct an experiment to see how much labor is involved.

Regarding a complain that some wall rocks fell and struck a resident's car, the board decided to have the resident file with their insurance first and, as needed, take it up with the association's insurance.

Carolyn confirmed with Mike that Countryside is cleaning the draining. Seth reported his trench was cleared out while he was away. The board is prepared to switch vendors. Carolyn wanted to get a quote for some additional plants for the circle. Mike also suggested increased watering via a water hose, and to purchase and apply a particular spray that repels deer periodically.

Seth brought up a speeder who was driving on the wrong side of the division which occurred on Wednesday June 21st from unit 142. The board will issue a warning to the owner of the CX5 Mazda.

Old Business

Phil asked whether the chimneys were being inspected. Mike said the marginal chimneys have already been dealt with, but that chimneys are not being inspected as part of the inspections due to the

challenge of accessing them, but they are checked when the repairs are being done when the equipment is there to make them accessible.

Expecting estimate for building 14 repairs shortly.

Carolyn said Connie (Attorney) missed some rules, will need to go back and revise. Mike said the board won't be billed for the oversights.

There is a shrub near entrance prior to the gate that needs to be trimmed back some more. Mike will check on what was supposed to be power washed in the agreements/contracts.

Two very different responses and accounts regarding the June pool incidents. The board will send short and appropriate follow up responses to both parties, one of which has been warned regarding noise.

The board approved Carolyn's updated rental agreement with minor changes including a provision to limit rentals once a month.

The board has had no further complaints regarding the owner with 3 pets.

Mike said the trashcans by the pool have been replaced.

New Business

No action by email by the board since the last meeting.

The board will respond to the request for a car charging port and entertain a proposal if the owner wants to pursue it.

Seth reported a new owner #265 and confirm that gate code has been changed/removed.

Seth wanted a better way to deal with the people properly disposing items like construction debris and TVs. Marc suggested a bounty to incentivize rewarding reported incidents. Carolyn wanted to make sure that residents know where things should be properly disposed (alternatives to the dumpster) and will include it in the next newsletter.

Seth reported a higher amount of realtor lockboxes that have been on units with residents who have been there a significant amount of time. Mike said some of them may be for conveniences like hiding a spare key. Seth was concerned the property looks transitory and wanted Scott Sousares's opinion. Carolyn suggested asking the full board at the next meeting.

Mike said he got a quote for fixing the waterfall, and the suggested doing a repair for \$2,300 rather a complete repair for a minimum of \$8K, which still wouldn't fix the differential issue between the two

pools. The board passed a motion to approve \$2,300 repair for replastering, as this was important to residents.

Mike got bids for tree trimming and shared the results with the board. Carolyn made a motion to adopt the low bid for ~\$6,300 and Marc seconded. The motion passed 2-1.

Manager's Report

June 2017 Total Income:	\$41,732.11
June 2017 Operating Expenses:	\$33,247.51
June 2017 Non-Operating Expenses:	\$ 00.00

For June 2017, the association had the following summary of accounts:

Operating Account Balance:	\$ 14,666.60
Money Market Fund Balance:	\$242,288.85
Total:	\$256,955.45

Mike said one unit was going into foreclosure.

Carolyn adjourned the meeting at 8:28 pm.