

June 13, 2017

Stillhouse Canyon Board Meeting Minutes – Monthly Meeting

Attendees:

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

Carolyn called the meeting to order at 6:31 pm.

May minutes distributed. Motion to approve minutes as is, seconded and approved.

Owner Comments

Scott Sousares in attendance.

Tobin Quereau from unit #273 is seeking approval for re-screening his balcony in accordance with the rules. Seth made a motion to approve and approved. Mike will let him know.

Phil Rothblum from unit #229 in attendance now as well. Reported positively on the recent potluck event at the clubhouse.

Resident had complained about a recent pool party when the clubhouse was rented and a lot of kids used the pool, specifically making a lot of noise and leaving the pool and/or pool area in poor condition. There was some ambiguity on what the clubhouse rental agreement contained, and the board resolved to read it and make clarifications to remind prospective clubhouse rentals about the rules.

Old Business

Status of general building repairs. Ready to walk building 14. Scott asked us to inspect the lower corner of the building for termites. Mike will notify when it will be walked with George (who was ill, which delayed the walking).

Rule amendments – the board has received comments/changes/feedback from Connie the attorney. One change was to remove the specific dollar value with the obligation for damages regarding unit repairs in instances where there is a plumbing issue with an unknown source between two units. The board reviewed and discussed each rule change individually. The board OK'd the trash rule. The board

added a limitation for bird quantity so only fish were exempted. The board struck an unnecessary sentence regarding dog urination/defecation and additional language regarding “accidents.” One question for Connie was why language was removed for rules like the 18-wheeler provision regarding first warning language. Motion to adopt the rules as revised was seconded and approved. Mike reminded the board about the schedule to notify owners regarding rule changes. Rules are revised, a cover letter is written (both by Mike), then 10 days from the letter being sent, then the board will adopt by email.

Landscaping improvements—Rudy will be meeting on Friday at 1:30pm to discuss how to correct the situation. The board is withholding the whole payment until the situation is satisfactory.

The board needed confirmation that the letter that was sent to an owner with 3 pets had, in fact, removed the third pet.

The board requested the website be updated to reflect more recent minutes.

The tow sign has been re-ordered but Mike is not sure if it has been replaced.

The 18-wheeler warning sign has not been moved yet to the front gate.

David had attempted to start a welcome letter for new residents.

Mike had ordered the replacement trashcans for the pool, but unsure whether they have been installed.

New Business

Carolyn will send a blurb in the Community Impact about the widening of Spicewood Springs Rd. by the property.

The board approved a letter regarding water to Councilmember Alter with minor changes. Marc and Carolyn will send the letter, and follow up and potentially schedule a meeting as needed.

Based on a recent incident with water seeping into a unit based on buildup, Carolyn discussed improving the way our landscaping and maintenance are done to check that debris buildup is not occurring around the bottom of units. Carolyn suggested prioritizing where to check, including frequency, so that the right trenches get inspected at the right time—perhaps cleaning all trenches every two weeks, or at least once a month. Mike will get quotes for different levels of labor. Seth suggested we advise residents to be aware of the both the problem, and that landscapers may be working in the trenches areas.

Manager's Report

June 2017 Total Income:	\$41,732.11
June 2017 Operating Expenses:	\$33,247.51
June 2017 Non-Operating Expenses:	\$6,000 (transfer to reserve)

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

This month the board incurred the down payment for the insurance policy. Mike will confirm that receivables—particularly Stacy Bouwman—are receiving their letters from the attorneys.

Carolyn adjourned the meeting at 8:02 pm.