

September 12, 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 6:35 pm.

August minutes distributed. Motion to approve minutes as written, seconded and approved.

Owner Comments

Scott Sousares (Manager of several units) is present.

Phil Rothblum (Unit 229) is present and asked about front porch lights. Mike confirmed Dave (maintenance) is working his way slowly around the entire property. The entire property will take a year. Previously cleaning was only done when a bulb was replaced.

Unit 161 has a front door screen request. Mike brought the previously approved standards and colors from long ago, and the board discussed to what degree to adhere to these standards. The board also wanted to use solely Forest Green, and to pass along the standards to the homeowner so that doors are standardized. Carolyn made a motion for this and Seth seconded. The board approved.

Old Business

General building repairs—building 14 is scheduled to be completed by the end of next week (9/22). And building 15 will be scheduled to be walked shortly afterwards.

Rules are ready to be adopted. The board received Connie's (attorney) draft and Carolyn found very minor corrections (grammar and word choice). Mike suggested Carolyn preparing a cover letter to home owners highlighting the changes, with a pdf copy available online, and discussed in the next newsletter. There is 10-days notice required to residents after approval. Carolyn made a motion to adopt the rules; adopted unanimously.

Rock wall repairs to the pool have been completed, as have the pool deck repairs, which had to be rebuilt from the ground up. The waterfall has also been completed. Mike mentioned that during a recent walk that there is a sinkhole behind the clubhouse near the restrooms with no drainage or outlet. Mike suggested it should be cleaned out when there is budget for it, to remove the dead wood and debris.

Mike said there is a pricy sewer repair coming up near building 16. Where the sewer line joins the city main line, they discovered 8-10 ft. section of a 6 inch main that is almost completely clogged with roots. It is roughly 2 feet underground down the side of the hill, so all manual work due to its location. Mike quoted roughly \$7,200, and required building 16 water to be shut off for around 2 hours. The work begins tomorrow (9/13) and Mike will get notice to the building 16 residents. Carolyn authorized \$7,500 and Seth seconded, and the board approved.

Seth said that the rock walls near building 15/16 where he said they were not fixed completely or correctly. He had sent pictures of the walls near the carports that "spill out". The board will look after the meeting. Carolyn also said there are loose rocks near the entrance that someone hit that need repairs.

Landscaping – The board is unhappy with the center area and proposed changes (adding sego palms, etc.). Mike suggested an in-person meeting to make sure expectations are met better this time. Mike will schedule a meeting with the landscaping company (Countryside) with the board. Perhaps better account for the deer next time.

The board had authorized tree trimming. Mike believes they have started but the board wanted additional details on the schedule.

Seth said the oil spot from August is unchanged. Mike sent the letter to the wrong recipient, so will take steps to get the letter to the correct owner (Unit 188) tomorrow morning (9/13).

Mike gave permission to the unit who wanted the slatted fence.

All the re-stripping was completed.

The clutter outside Unit 177 appears to be resolved.

Towing sign is completed.

Hedge trimmed to everyone's satisfaction.

New Business

The board had an email discussion about Unit 109, and Seth reported a power washer out in front of his unit. Mike suggested taking the offending items and alerting the owner/resident. The board wanted this action after the 30 days warning expired, with a letter left on the door.

The board followed up on the complaint that Mike/Granite had been unresponsive to inquiries, but there was no follow up by the complainers. Everyone agreed to work on their communications skills.

Carolyn discussed the new proposed large building and adding our name to the petition/letter. Carolyn made a motion and the board seconded and approved.

Carolyn mentioned a City of Austin meeting regarding Spicewood Springs redevelopment/expansion on September 26 @ 7pm.

Carolyn brought up an issue with people entering via the exit gate, but the board did not have a current solution.

Carolyn mentioned a November newsletter and advised the board to think about the topics.

Marc mentioned issues of people leaving or losing important items at the mailbox, but the board did not want to take action and left this to personal responsibility.

Manager's Report

August 2017 Total Income:	\$42,339.80
October 2017 Operating Expenses:	\$33,123.22
October 2017 Non-Operating Expenses:	\$ 6,000.00

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

Operating Account Balance:	\$ 17,689.78
Money Market Fund Balance:	\$254,444.77
Total:	\$272,134.55

Expenses were below budget and no significant variance in the budget. Running roughly 2.7% above budget for the year, which Mike said was very good for this stage in the year but is about to go higher. The board also added \$6K to the reserve for August. Mike said all foreclosures paid up.

Mike distributed the 2018 budget and asked the board to review prior to the October meeting.

Carolyn adjourned the meeting at 7:49 pm.