

**February 13, 2018**

**Stillhouse Canyon Board Meeting Minutes – Annual Meeting**

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**Attendees:**

Carolyn Wright	President
David Greene	Vice President
Marc Duchon	Secretary
Seth Klemper	Member-at-Large
Mike Hill	Granite Properties
Ashley Rodriguez	Granite Properties

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Carolyn called the 15<sup>th</sup> annual meeting to order at 6:36 pm after a quorum was established.

Carolyn introduced the board one-by-one to the attendees and provided brief biographies. She also announced the resignation of Kefren Greenstreet as the board Treasurer. She then introduced Mike Hill and Ashley Rodriguez from Granite Properties.

February 2017 annual board minutes were distributed. Motion to approve minutes seconded and approved.

Carolyn reviewed the history of Stillhouse for attendees and noted four new residents in attendance as well as some residents who had attended the very first board meeting in 2003 when the board shifted to being owner-dominated.

Carolyn mentioned the following updates: 7 new rules, the new quarterly newsletters, and a \$20,000 reduction in the HOA water bill. Ongoing issues including Spicewood Springs Rd. mobility changes and replacing the lighting on the property.

Carolyn reviewed the new rules packet that was distributed to attendees. Thirteen rules in total, with 6 new rules. Carolyn described the “first notice policy” where a resident will be fined upon the first violation because the distribution of rules count as the first warning. Trash & dumpster rule, the 18-wheeler, and the speeding & wrong way travel are “first notice policy” rules. Other new rules and rule updates included rules regarding pets, smoking, parking.

Reports from board members:

David reported on recycling and conservation issues. A resident reported a capacity issue with the regular dumpster, in part due to regular boxes not being flattened. She requested additional smaller recycling containers like the ones that Phase 2 has. David asked residents to self-enforce proper trash disposal, and that there is a reward for identifying violators. He also mentioned the upcoming change

in lighting from upwards focused lighting to downwards focused lighting to lower maintenance costs and improve lighting in the property.

Marc reported on the PUD, CodeNEXT, water efforts with Alter's office and reduction in fees, and the Spicewood Springs mobility draft coming this spring.

Seth reported on and discussed dog rules and dog issues. He also discussed the availability of clickers, and also have residents cell phone plugged into the gate. He mentioned the vehicle break-ins in Phase 2 and how to protect your vehicle and not to leave anything of value inside. He also said that AirBnb rentals here are not allowed. He noted that the floor plans for the units are available if residents desire them.

Carolyn handled the Treasurer's report and said the HOA was in strong financial shape. We were .6% below budget and spent \$538K (or 8.5% over the budget). Homeowner fees increased by 1.5% (\$2/4 for one/two-bedroom units). Maintenance is our largest budget expense (43%). Utilities are 23%. Reserve fund has \$250,000 which is healthy for the condo property of this size.

The board administered elections with the help of Mike Hill. Phil Rothblum announced his candidacy for the vacant board position and introduced himself. Because only five people had applied for the five board positions, a motion was made to bypass filling out secret ballots and instead Phil (along with Carolyn, Marc, David, and Seth) were re-elected.

#### **Owner Comments**

A resident inquired where the recycling bins were, and others commented on the need for better signage or visibility to help residents find it. Another resident noted how difficult the large recycle bin is to use, but the board explained the challenge between usability and capacity, and in the end chose capacity at the expense of usability. Marc suggested that the board could explore getting a few small recycling bins for Phase 1 to place next to the large recycling bin.

Someone asked whether there was a date for the new lamps, and whether the HOA is keeping the current lamp posts.

Someone asked about deterrents for vehicle breakin-ins.

Someone asked about the noise from the garbage pick-up from the neighboring commercial complex which sometimes happens at 3 am. The board can talk the neighboring property but there is no guarantees of any change because of the restrictions on commercial property pick-up.

A resident asked about the windows in the units and whether there was weather-stripping or double-paned windows for energy efficiency. Mike said the window panes are the homeowners responsibility but the frames are Granite and the HOA's issue. The homeowner suggested having weather stripping for units investigated for improvement if nothing has been done in 30+ years.

A resident inquired about the cleaning of entrance lights that David (maintenance) has been cleaning them in 2017 while replacing the lights with LED bulbs. Carolyn said that if your unit has a dirty light fixture to let the board/Granite know so the board can investigate the progress.

A resident requested a recycling bin for the pool area.

#### **Old Business**

#### **New Business**

The pool is currently closed because of a rule involving self-closing, self-latching gate to the clubhouse. The board has approved a modification to include the new gate and expects a solution to be implemented in 10-14 days. Joanie also commented on an information request she obtained regarding a light fixture in the pool—which Mike informed had already been fixed. She also said there needs to be a meter, but Mike explained that it was not something that caused the pool to be closed; the only thing closing the pool is the lack of the gate.

A resident noted that posts for shutting of electricity or water should include a unit and name/phone number as a courtesy. Carolyn said she would include that in the next newsletter, and that there is a City rule requiring written 24 hour notice to fellow building residents—so that any equipment scheduled to run does not fail or burn out. The HOA has a 48 hour notification requirement.

Mike cautioned people to not cut down trees, and if there is an issue, to let the HOA know. The HOA incurs the expense of hauling the debris off, correcting the mistakes, and is still looking into who was responsible. One resident reported high satisfaction with the recent tree trimming work.

One resident complained about the landscaping company blowing the leaves in front of the buildings. Mike explained how this is part of the drainage clean-up done once a month to prevent any issues of flooding or build-ups.

One resident complained about the rising costs of electricity through the winter. Carolyn said some things that could lower the costs includes weather stripping, double-paned windows, attic insulation, and so on. A resident said a smart thermostat would help.

A resident asked whether the HOA or homeowners were responsible for dryer vents. Carolyn said the homeowners are responsible and they should clean the dryer vents and chimney flues periodically. Some residents noted that certain units vents are difficult to clean, and may need to be cleaned from both directions (inside and outside).

A resident asked for suggestions for insulating her fireplace. Mike suggested ensuring the dampener is closed but does not prevent 100% of heat from not escaping. There are other things a homeowner can

do on top of this. Carolyn shared a story about a squirrel in the flue, and recommended keeping flues closed.

A resident asked about the roofing history because they have had 3 roof leaks over the last six months. Mike said he would look into it because it may require some additional maintenance to address an underlying issue, but otherwise the roofs are considered lifetime roofs.

<b>Manager's Report</b>
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[MD – This was not updated, apart from the paragraph about collections]

January 2018 Total Income:	\$37,306.02
January 2018 Operating Expenses:	\$39,165.59
January 2018 Non-Operating Expenses:	\$0.00

For January 2018, 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

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Carolyn adjourned the meeting at 8:05 pm.