

November 14, 2017

Stillhouse Canyon Board Meeting Minutes – Monthly Meeting

Attendees:

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

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

October minutes distributed. Motion to approve minutes seconded and approved.

Owner Comments

Scott Sousares (manages units)

Carloyn Thompson (Unit 251) – question regarding outside maintenance and loose railing that w

Anita Lavie (Unit 131) – no questions.

Old Business

Building 15 repairs have started, and the contractors are ten days – 2 weeks away from being complete. Seth noted that the walkways have been done sloppily, with screws sticking out, uneven surfaces, and sections not connecting cleanly (esp. between units 279-280). The post underneath has not been repaired. Seth also noted that the association has paid George twice for the same work on the fascia on the carports, which the association paid for roughly 4 months ago. Mike will contact George to meet him on the property on Friday to discuss this. David asked about a before/after policy of documenting via photos on construction jobs more than a few hundred dollars.

Complaint about Phase 1 storage materials – George has moved the pile near the carport by the recycle bin so it's less visible. No tarp, but neatly stacked.

The board has sent out new rules, homeowner assessment increases, and a new newsletter. Also a meeting regarding the Spicewood Springs Rd. expansion that was well attended.

David and Marc have another meeting with the City water people. Marc and David discussed the various intricacies regarding the water issues, and will provide Mike the information regarding 6 late fees that the association was charged with.

Seth noted that the tree trimming around certain lights was insufficient. The board discussed whether it made sense to bring the tree trimmers back for some additional work. Mike suggested that Countrywide could fix any specific issues for relatively little investment.

Residents noted that the building numbers aren't lighted or easy to see in the dark. Carolyn asked the board to note, as they walk the property, which buildings have obscured or lack of lighting on their signage.

New Business

Carolyn shared some lamp fixtures with the board that she obtained from Mike. Goals include stopping skyward light and changing to LED lights. The board reviewed the light options and which would provide the best light to the property. Carolyn suggested making a decision early next year. Probably around a \$7-8K total project for all fixtures plus installation. Mike suggested looking at Edgecliff Condos (7122 Wood Hollow) as a comparison, and they were very satisfied with their replacement. Seth noted that we have several different kinds of lights on the property (buildings, carports, lamplights, etc.) that could create contrasting visual spectrums. Marc raised a concern about dark areas with the pavilion style lamps versus the open lanterns. David will investigate modeling and examples of the various styles.

Ratification of actions by email: The board approved roughly \$20,000 for building repairs and \$100 for water bill research.

Seth asked to follow up with Mike on building 15 on the support beams on the rear of the building that required an engineer.

Manager's Report

October 2017 Total Income:	\$41,117.22
October 2017 Operating Expenses:	\$58,393.13
October 2017 Non-Operating Expenses:	\$0.00

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

Operating Account Balance:	\$ 978.06
Money Market Fund Balance:	\$238,614.57

Total: \$239,592.63

\$238K in reserves, \$1971 in receivables. >9% above budget for the year thus far. Expenses above budget for this month, primarily due to 3x payroll periods, building repairs for building 14 and tree trimming, and outside accountant fees for tax returns and financial review. Lien placed on primary accounts receivable, Mike suggested starting the foreclosure process either this month or next month. Carolyn made a motion to start the proceedings, Seth seconded and the board approved.

Carolyn adjourned the meeting at 7:39 pm.