

Minutes
STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING
May 8, 2018

1. Call to order
 - a. Attendees:
 - i. Carolyn Wright President
 - ii. David Greene Vice President
 - iii. Marc Duchon Treasurer
 - iv. Phil Rothblum Secretary
 - v. Seth Klempner Member-at-Large
 - vi. Mike Hill Granite Properties
 - b. Carolyn called the meeting to order at 6:30 pm.
2. Reading and Approval of the April Board Meeting Minutes
 - a. Discussed and approved April minutes
3. Owner Comments/Recommendations
 - a. George Skevofilax Unit 147 - observer
 - b. Scott Sousares – observer
 - c. Jason Dierschke Unit 137 – observers
 - d. Unit 109 asked to paint entry steps to building to reduce trip hazard.
 - i. Motion made to paint a white stripe on the step. Motion passed.
 - ii. After visual inspection of the entry area to Unit 109, board voted to rescind the motion to paint the step and voted instead to install a light on the outward facing wall for a cost of up to \$250.
 - e. The owner of #220 has raised a concern that the split pavement around this tree raises a trip and fall hazard.
 - i. After visual inspection, board decided not to paint or repair location in question.
4. Old Business
 - a. Status of general building repairs
 - i. Building 15 is complete
 - ii. Building 5
 1. JE services will inspect building 5 in next day or so
 - iii. Building 16 repairs
 1. Should be completed this week.
 - iv. All buildings
 - v. Mike will get estimate for footings for all buildings
 - b. Status of scheduled structural repairs
 - i. Buildings 12,16 – foundation work is underway
 - c. Building 7, Unit 140 – pests in ceiling
 - i. Action to get an estimate from a new company
 - d. News letter
 - i. Carolyn to provide markup's to Phil to incorporate into formatted newsletter
 - e. LED lighting
 - i. Phil provided estimate from Spark lighting to replace all lamps with LED equivalents.
 - ii. Actions:
 1. Phil to get estimate for replacement of (1) lamp to be installed by the front gate
 2. Phil to provide LED model to Mike to get another estimate by B.J. Electric

- f. Maintenance man replacement
 - i. Discussion: Do we hire a full time employee, part time employee, or specific services (like a pool company)
 - 1. Action: Mike to provide list of maintenance tasks
 - 2. Motion to give David \$250 for retirement gift – motion passed
- g. Water shut off notice
 - i. Currently in legal for review.
- h. Camera Security system
 - i. Discussion regarding merits of installing camera's on property.
 - ii. Mike to provide questionnaire to provide feedback of the goal of installing camera(s)

5. New Business

- a. Approval of all actions taken via email since the last Board meeting
 - i. Motion to approve window replacement U148 – motion passed
 - ii. Motion to approve door lock change for Unit 184 – motion passed
 - iii. Motion to send warning to Unit 143 about speeding. - motion passed

6. Manager's Report

April 2018 Total Income:	\$41,885.50
April 2018 Operating Expenses:	\$60,092.84
April 2018 Non-Operating Expenses:	\$ 6000.00

For April 2018, the association had the following summary of accounts:

Operating Account Balance:	\$ 6851.44
Money Market Fund Balance:	\$239,453.72
Total:	\$246,305.16

7. Adjournment

- a. Carolyn adjourned the meeting at 8:15 pm.