

AGENDA
STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING
January 8, 2019

1. Call to order
 - a. Attendees:

Carolyn Wright	President
David Greene	Vice President
Marc Duchon	Treasurer
Phil Rothblum	Secretary
Seth Klempner	Member-at-Large
Mike Hill	Granite Properties
 - b. Carolyn called the meeting to order at 6:37 pm
2. Reading and Approval of Board meeting minutes
 - a. Security meeting minutes on Nov 30 - approved
 - b. 2018 annual meeting minutes - review in process. To be approved at Annual Meeting.
3. Owner Comments/Recommendations
 - 1) Anita Lavie, unit 131
 - a) A guest tripped over the water diversion hump because it's not easily visible at night.
 - b) Board will perform an on-site inspection and consider options.
 - 2) Joni Elliot, unit 167
 - a) Requested rain gutters on building 12, unit 166 side
 - b) Metal stairs have rusted along the edges which might cause safety issues.
 - c) Mike to inspect both items.
 - 3) Lisa Wilson, Unit 126
 - a) Unit has received 2 new storage doors at HOA expense in recent months and is asking for a 3rd replacement. Damaged doors were the result of something in the storage room that caused squirrels to tear through/breach the doors. The item(s) in the storage room have now been removed by unit owner.
 - b) Motion to share payment for 3rd replacement, passed. HOA will pay for materials, homeowner will pay for labor.
 - c) The damaged door, part of limited common elements, must be repaired.
 - 4) Building 12. An Owner requested permission to power wash his building/unit.
 - a) Board will not approve power washing at this time. If undertaken, it should be done by the HOA.
4. Old Business
 - a. Status of general building repairs
 - i. Repairs to building 1 are complete.
 - ii. Building 2 inspection to be scheduled with JE Services and Granite.
 - iii. LED parking lighting project is complete.
 - iv. Review of Security options has been completed. A report will be presented at the annual meeting.

5. New business

- a. Board ratified November 13 board meeting minutes approved by email.
- b. Board ratified decision by email to fine Unit 150 \$150 for second violation of failing to pick up dog poop.
- c. Discussion about whether the quarterly newsletter should be continued in 2019 due to low readership. That question will be brought up at the annual meeting.
- d. Shortage of guest spots discussed. Speculation that some units may be parking more than 3 vehicles on the property in violation of rule allowing only two vehicles with rare exception. Unit owners may report violations to Granite properties for warning letters and fines.
- e. Topics for annual meeting
 - i. Carolyn sent out a list of topics and assignments to board members. All agreed to the proposal.
 - ii. Proxy distribution assigned to Board Members. All agreed to proposed assignments.

6. Manager's Report for December 2018

Total Income:	\$46,958.70
Operating Expenses:	\$34,797.32
Non-Operating Expenses:	\$ 00.00

Summary of accounts

Operating Account Balance:	\$ 5,419.95
Money Market Fund Balance:	\$ 232,569.61
Total:	\$ 237,989.56

7. Adjournment

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