

**Minutes**  
**STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING**  
**May 14, 2019**  
**6:00 pm**

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 6:07 pm with a quorum present.

c. Seth Klempner joined meeting at 6:30.

2. Reading and Approval of the April Board Meeting Minutes

a. Minutes were approved as modified.

3. Owner Comments/Recommendations

a. Milos Bertram, Unit 110 building 2.

Resident asked if HOA had a policy of notifying residents about people walking behind the buildings. Board said it did not as it was impossible to know of and advise residents of the various workers who come to the property to do work for the HOA or individual homeowners. Resident was advised to call APD if he saw suspicious behavior but resident's question seemed to be more about privacy than security.

4. Old Business

a. Repairs to Building 2 - Staining to be completed.

i. As soon as this is done, evaluation of Building 3 will begin

b. Policy for tree trimming motion

i. Motion to pass policy - passed 3-2

ii. Mike to post policies on website, available to board members only unless they are of general interest.

5. New Business

a. Motion made to approve following insurance with Farmers

i. Basic BOP Policy: \$91,324.

ii. Wind/Hail deductible buy down of \$25k/occurrence: \$12,731.

iii. Purchase \$5M liability umbrella: \$2900.

b. Insurance for 2019 will cost \$106,955 as a result of dramatic increase in premiums due to recent weather related insurance losses nationwide. HOA budgeted \$83K for insurance in 2019 and will find ways to adjust the

budget to cover the unexpected \$23,955 increase.

- c. Motion passes by a vote of 4 in favor and 1 opposed.
- d. Unit 235 will be sent a warning letter about not operating a business on HOA property in violation of HOA rules.
- e. Unit 143 will be sent a letter that they should clean up the broken glass outside their window.
- f. Board will change meeting start times to 6:00PM for the remainder of the year and advise residents of the time change through notices at the mailbox and in the Newsletter.
- g. David distributed information about fire prevention from a recent neighborhood association meeting that he attended.

6. Manager's Report

April 2019 Total Income:	\$ 45,974.15
April 2019 Operating Expenses:	\$ 39,440.29
April 2019 Non-Operating Expenses:	\$ 6,330.00

For April 2019, the association had the following summary of accounts:

Operating Account Balance:	\$ 25,659.23
Money Market Fund Balance:	\$ 246,348.83
Total:	\$ 272,008.06

7. Adjournment

Meeting adjourned at 7:50