

**Minutes**  
**STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING**  
**Aug 13, 2019**  
**6:00 pm**

1. Call to order
  - a. Attendees:

i. Carolyn Wright	President
ii. Marc Duchon	Treasurer
iii. Phil Rothblum	Secretary
iv. Mike Hill	Granite Properties
v. David Greene	by Phone
vi. Seth Kempler	Member at large joined 6:30
  - b. Carolyn called the meeting to order at 6:00 pm
2. Reading and Approval of the July Board Meeting Minutes
  - a. Motion to approve, the minutes were approved
3. Owner Comments/Recommendations
  - a. Pam Brice Unit 156, no comments, there to observe
  - b. Kefren Bailey, Unit 239
    - i. Had insurance concerns
    - ii. Suggested rewriting declaration so that that balcony is owned by individuals not the association.
    - iii. Suggested that more open discussions are needed
  - c. Sandy Foster Unit 179
    - i. Asked about insurance. Mike explained difficulties of insuring property due to size and age.
  - d. Harriet Pozen Unit 286
    - i. Asked about chicken wire
    - ii. Could we combine insurance with Nealy's
  - e. Lynn Prestel Unit 115
    - i. Asked about wood across the back, no mesh
  - f. Sandy Morris by email
    - i. assessment questions
4. Old Business
  - a. Status of general repairs for building #3
    - i. In progress
  - b. Status of balcony/patio railing modification project
    - i. Discussed finance options and time frames
    - ii. A motion was made to share the cost of Perkins getting a 2nd bid on the work with Neely's. There were no seconds to the motion.

- c. Status of change over to new trash/recycle provider
  - i. Building 5 still has a tall dumpster. Mike to find out when a replacement is coming.
- d. Update with new landscape company
  - i. Urban Landscape began servicing the property in early Aug.
- e. Lot re-pavement or numbering??
  - i. Motion to hire A & J to stripe and number the lot for \$2350. Motion passed.
- f. Tree trimming
  - i. Waiting for scheduled date.
- g. Gate Codes
  - i. Open codes cause
    - 1. Dumping on property
    - 2. non-residents using the pool
- h. New Business
  - i. Board passed the following motions by email
    - 1. Voted for Arbor to do tree trimming. \$12887
    - 2. Hired JE services to service Building 3 for \$19335
    - 3. Authorized Mike to file an insurance claim for water damage to units 145, 146, 147 Mike received some money from insurance and will disperse to residents shortly.
  - ii. Pool monitoring - concerns about illicit use of pool, Marc will monitor on weekends

5. Manager's Report

July 2019 Total Income:	\$ 45,053.46
July 2019 Operating Expenses:	\$ 31,753.06
July 2019 Non-Operating Expenses:	\$ 6,515.00

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

Operating Account Balance:	\$ 8,951.11
Money Market Fund Balance:	\$ 243,895.93
Total:	\$ 252,847.04

7. Adjournment

Meeting adjourned at 8:30