

Minutes
STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING
July 9, 2019
6:00 pm

1. Call to order
 - a. Attendees:

i. Carolyn Wright	President
ii. Marc Duchen	Treasurer
iii. Phil Rothblum	Secretary
iv. Mike Hill	Granite Properties
v. Seth Kempler	Member at large joined 6:30
 - b. Carolyn called the meeting to order at 6:05 pm
2. Reading and Approval of the June Board Meeting Minutes
 - a. Motion to approve, the minutes were approved
3. Owner Comments/Recommendations
 - a. No Homeowners present
 - b. Sandy Morris requested that parking lot numbers to be repainted
 - i. The parking area is due for resealing, and usually the numbers are painted after the sealing is complete. Cost of sealing the property is in the \$15-20K range. Cost of painting numbers is in the \$2-3k range. Sealing lasts approx. 6-8 years.
 - ii. The Board discussed 2 options
 1. Defer sealing of entire property until after the railing problem is resolved - likely 2021 - and just paint the numbers this year.
 2. Seal the property and paint the numbers this year.
 3. Mike to find out when the last resealing was done to determine if the work can be delayed for 18 more months. Mike will also get bids for resealing and renumbering.
4. Old Business
 - a. Status of general repairs on building #3
 - i. Walked building, rotted wood would be replaced with Hardi plank which is much more durable than standard wood siding.
 - ii. approx \$15k, JE Services working on exact quote

- b. Railing project
 - i. Discussed financing options
 - 1. Increasing monthly HOA fees
 - a. No vote required. Board can increase fees without limit.
 - 2. Borrow from HOA reserve fund & pay back thru increased fees
 - a. Might need to do this if large down payment was required this year before we can raise money next year.
 - 3. Bank Loan
 - a. High interest rates. Probably no reason to do this.
 - 4. Special Assessments (SA)
 - a. Passing a SA requires $\frac{2}{3}$ of a quorum to pass the measure. A quorum is 45 residents, of which 30 members would have to vote yes.
 - b. A SA keeps the finances separate. Easier messaging to membership
 - c. Current SA bylaw requires 1BR paying $\frac{1}{2}$ the fees of the 2BR's. Board discussed the possibility of changing bylaws such that all HO's pay equal fees.
 - i. Requires $\frac{2}{3}$ approval of *entire* HOA. There were concerns regarding the ability to pass such a measure due to expense & effort.
 - ii. Mike to contact Connie about legal implications of making such a change.
 - c. Ratified motion by email to change trash/recycle pickup to Texas Disposal Systems passed. Service will begin about Aug 1.
 - i. New price \$1731/month with a monthly savings of \$451
 - d. Ratified motion by email to change landscaping services to Urban Landscapes LLC effective Aug 1 at a price of \$1400/month
 - i. increase of \$125/month

5. New Business—none.

6. Manager's Report

June 2019 Total Income:	\$ 45,657.52
June 2019 Operating Expenses:	\$ 46,480.35
June 2019 Non-Operating Expenses:	\$ 00.00

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

Operating Account Balance:	\$ 1,017.96
Money Market Fund Balance:	\$ 237,273.47
Total:	\$ 238,273.47

7. Adjournment

Meeting adjourned at 7:50