

Minutes
STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING
Jan. 14, 2020
6:00 pm

1. Call to order

a) Attendees:

1	Carolyn Wright	President
2	David Greene	Vice President
3	Marc Duchon	Treasurer
4	Phil Rothblum	Secretary
5	Seth Klempner	Member at large
6	Mike Hill	Granite Properties

b) Carolyn called the meeting to order at 6:00 pm.

2. Reading and Approval of minutes

a) All previous minutes had been approved; no actions taken.

3. Owner Comments/Recommendations

a) Lynne Porcell, Unit 115

- 1 Inquiring about follow up on smoking violations of Unit 116.
- 2 Due to reported, repeated violations of previous agreement, a motion was made to ban smoking inside Unit 116, and also the patio & entry area of Unit 116. Upon next complaint, a \$100 initial fine will be issued to be doubled for each subsequent violation. Motion passed.
- 3 Mike to send out a letter to concerned neighbors (Units 114, 217, 216, 115) stating the new ban in effect.

b) Seth reported that Unit 228 has no window coverings and that the resident had been seen with no clothes on.

- 1 Mike will send a notice to Unit 228 that opaque window coverings should be added to his unit.

c) Water leak Unit 140

- 1 Motion made to spend up to \$2000 to repair dryer duct work and patch drywall damage in Unit 140 due to the condensate issues resulting from unusual construction irregularities potentially impacting common elements to avoid future damage. The decision by the board to reimburse residents will be based on a case by case basis.
 - 1) Marc introduced an amendment to reduce payment \$1000 citing that homeowner should contribute to repair costs as well. Amendment was seconded, but failed to pass.
- 2 The motion to spend up to \$2000 passed.

d) Unit 180 had the same dryer duct issue last year and paid out of pocket for repairs. Owner asked for reimbursement of full cost of repair.

- 1 Motion to reimburse Unit 180 for dryer vent rerouting and drywall patching in the amount of \$1078.62 passed based on same factors of irregular construction and threat to common elements present in #140.

4. Old Business

- a) Discussion of unapproved installation of solar attic fan (due to roof penetration) on Unit 248 was tabled until next meeting.
- b) A motion to allow owner of Unit 276 to install netting on her railing to prevent her cat from jumping out was approved by email on Nov. 20, 2019 and ratified.

5. New Business

- a) Presentation material for the annual meeting will be handled by email.

6. Manager's Report

Dec. 2019 Total Income:	\$ 45,351.01
Dec.. 2019 Operating Expenses:	\$ 35,368.15
Dec 2019 Non-Operating Expenses:	\$-33,778.56

For Dec. 2019, the association had the following summary of accounts:

Operating Account Balance:	\$ 15,222.80
Money Market Fund Balance:	\$ 237,293.64
Total:	\$ 252,516.44

7. Adjournment

Meeting adjourned at 7:35