

*DRAFT MINUTES UNTIL APPROVED AT 2021 ANNUAL MEETING*

**Minutes  
STILLHOUSE CANYON CONDOMINIUMS ANNUAL MEETING  
Feb. 11, 2020  
7pm**

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
    - vii. Ashley Rodriguez                      Granite Properties
  - b. Carolyn called the meeting to order at 7:10 pm after establishing a quorum
  - c. Introduction of officers and Mike and Ashley by Carolyn
2. Reading and Approval of minutes from last annual meeting
  - a. Motion from floor to approve.
  - b. 2<sup>nd</sup> from floor.
  - c. Motion approved by unanimous vote.
3. Reports of Officers
  - a. President's report by Carolyn Wright
    - i. History/Overview of Stillhouse Canyon Condos.
    - ii. Death of Larry Peel in Dec. 2019, builder of SCC.
    - iii. Brief background of railings project.
    - iv. Newsletter, beginning the 4<sup>th</sup> year of publication.
  - b. Vice President's report by David Greene
    - i. Construction debris
      1. Avoid putting construction debris in dumpsters.
      2. Rewards program - \$50 reward for a report of impermissible dumping.
      3. Cost to community of extra disposals of impermissible objects.
  - c. Secretary's Report by Phil Rothblum
    - i. Noted that minutes are available on Granite website.
    - ii. Reviewed 2019 building maintenance program.
    - iii. Reviewed water shut-off policy.
    - iv. Presented Spicewood Springs Rd. Mobility Project status.
      1. Project scheduled for construction in 2022.
  - d. Member-at-Large's Report by Seth Klempner
    - i. Reviewed applicable rules for pets.
    - ii. Reviewed rules for short term rentals.
    - iii. Talked about gate security.
  - e. Treasurer's Report by Marc Duchon
    - i. Presented PUD update.
    - ii. Presented Code Next update.
    - iii. Discussed HOA Fee increase for 2020.

4. Discussion/Vote on Railings Special Assessment
  - a. Discussion
    - i. Carolyn gave brief introduction including cost of assessments.
    - ii. Phil presented the proposed modification.
    - iii. Marc gave presentation on reserve analysis.
  - b. Vote
    - i. Carolyn asked the residents to complete written ballots to either approve or disapprove the special assessment of \$219,430.
    - ii. Mike presented the results as: 89 votes for, 6 votes against.
    - iii. Special Assessment passed. 1BR units will be assessed \$722 and 2BR units will be assessed \$1444 on or before Aug. 1, 2020
5. Election of Board of Directors
  - a. Current board nominated itself.
  - b. There were no new nominations for a position on the board.
  - c. The current board was re-elected by acclamation.
6. Unfinished Business
  - a. Board noted that we now had a policy regarding electric vehicle charging stations, which is available on-line.
7. New Business
  - a. Owner's comments
    - i. Question about whether composting could be allowed.
      1. Board described concerns about smell and location but would be willing to listen to proposals from homeowners.
    - ii. Question about AC vents and who is responsible for cleaning and repairs.
      1. Board clarified that it is the owner's responsibility.
    - iii. Question about whether an alternate management company was ever considered.
      1. Board responded that an evaluation is currently underway and a decision would be reached by April 1.
8. Adjournment
  - a. Motion to adjourn at 8:50
  - b. Motion passed.