

Minutes
STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING
June 9, 2020
6:00 pm

1. Call to order
(meeting conducted over Zoom video conference due to COVID-19)
Meeting called to order at 6:05pm by Marc
 - a. Attendees:
 - i. Marc Duchon, President
 - ii. David Green, VP
 - iii. Phil Rothblum, Treasurer
 - iv. Seth Klempner, Secretary
 - v. Carolyn Wright, Member at large
 - vi. Mike Hill, property manager, Granite Properties of Texas
2. Reading and Approval of the May board meeting minutes
 - a. Carolyn made motion to approve minutes, approved by all, no changes to minutes
 - b. Motion passed, Granite will post in Stillhouse portal
3. Owner Comments/Recommendations
 - a. Leah Abresch unit 291 attended as observer.
 - b. Phil Rothblum asked HOA for help in paying for removal of patio screen to defray the cost of external installation related to the upcoming railings project. Cost is \$90. Discussion and debate, but no decision at this time.
 - c. Lynne Porcell (#115) has turned in her smoking survey, created by our attorney. Attorney says the survey results are not strong enough to warrant an injunction against the home owner (in #116) at this time. Situation will continue to be monitored. No action at this time.
4. Old Business
 - a. Building 5 repair status; additional catwalk/stair repairs needed and the hardy plank siding costs more than anticipated because of the increased labor needed to cut/install the planks. Recommended change is to use cedar planks with a solid stain instead. Board will receive/review updated costs over email. No action at this time.
 - b. Railings Project
 - i. Not ready to sign contract with Butler Industries on railings project. Price from contractor has changed. Phil R discovered this error when he carefully reviewed the contract. Price has gone up by approximately \$58,000. The contractor did not price the cost per running foot correctly. Contractor left out an important figure when bidding their estimate. The board is working with them to see what kind of better price they will come back with. The project budget has contingencies built into it, but not enough to cover the price increase as is. The board can also choose a lower cost paint to make up the difference. Board will have an executive session in the near future to solve this with the contractor and architect. Will also negotiate having the contractor reduce or eliminate additional costs that come from railings install via unit exteriors and potentially other iron work that this contractor can add on as a good will offer for their error.
 - ii. Have not received the final contract from Certa Pro for painting the railings.
 - c. Appeal of fine in unit 211. The board denied the appeal. Attorney will send them a letter informing them of the decision.
 - d. Gate code policy. Discussion about if this is really going to work for us. Worth the time and effort given immediate issues facing Stillhouse. No further action or discussion at this time.

- e. Code of Conduct
 - i. Marc made a motion to create a new code of conduct rule for interactions between the board, management company, and homeowners. Yes votes, Carolyn, David, Marc, and Seth. Opposed: Phil
 - ii. Rule will be formally adopted at a later date. This rule's status is currently pending and not yet actionable.
- f. Pool use policy
 - i. Marc to consider further action – no update
- g. Instant on hot water heater rule
 - i. David is drafting the rule at this time. Will have updates in the future via email. Board will vote on potential new rules at a later date.

5. New Business

- a. Action items done over email since last meeting;
 - i. Approving #245 to use a pod to facilitate a move. The move was successful. Marc made a motion to approve. David second. Unanimous vote yes.
 - ii. Fined #108 \$100 over complaints about an unleashed dog in the common area and loud yelling and shouting at said dog from the occupant of this unit. Motion made by Marc, yes votes from Carolyn, David, and Seth, motion passed. Fine will be issued along with a letter from Granite that explain these policies.
- b. Discussion and debate about what to do with screened in porches in respect to the railings project. Will have more information and negotiations updates from Mike in the near future. No action at this time.
- c. Unit 154 has an issue with a water leak. David and Mike attempted to visit the unit with the home owner and contractors. Contractor was held up at another job. The issue is of a common shared AC drain line. Unit has significant loss. \$60,000 in damages. Owner is responsible for the first \$10,000 of this cost. Mike is meeting with homeowner and his contractor this Friday. Homeowner has not provided all needed documents for insurance purposes. Seeking resolution soon.
- d. Mike updated the board on technology opportunities available to the association. Mike is working with their software vendor, Yardi, on upgrades. He has had 3 meetings with them. Payment portal price should be going lower. Will receive updated from Granite about new technology options available to the association.

6. Manager's Report

- a. Financial report

May	2020	Total Income:	\$ 45,991.00
May	2020	Operating Expenses:	\$ 56,507.68
May	2020	Non-Operating Expenses:	\$00.00
May	2020	Operating Account Balance:	\$ 431.61
May	2020	Money Market Fund Balance:	\$ 228,605.20
Total			\$229,036.81

7. Adjournment

Meeting adjourned at 8:13, motion to adjourn by Marc, approved unanimously.