

Minutes
STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING
July 14, 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 Greene, VP
 - iii. Phil Rothblum, Treasurer
 - iv. Seth Klempner, Secretary
 - v. Carolyn Wright, Member at large
 - vi. Mike Hill, property manager, Granite Properties of Texas
 - vii. Ashley Rodriguez, property assistant manager, Granite Properties of Texas
2. Reading and approval of the June board meeting minutes
 - a. Phil made a correction that David is in fact working on drafting the rule about on demand electric hot water heaters. The secretary updated the June minutes to reflect this. Motion to amend minutes made by Phil, approved by all.
 - b. Carolyn a made motion to approve minutes, motion passed by all. Granite will post in Stillhouse portal.
3. Owner Comments/Recommendations
 - a. Stephanie Foster, #179, wants the pool to stay open. She uses the pool for exercise and to (socially distant) see two of her friends. She feels keeping the pool open is extremely important to our residents/community. The board has received several letters from residents about this matter. All the letters were in support of keeping the pool open during the current pandemic.
4. Old Business
 - a. Board entered into a considerable discussion about whether or not to keep the pool open and under what rules; points touched on; personal responsibility vs liability, what is the true pool capacity under (Governor and Mayor's) COVID-19 rules, what will police enforce, are waivers needed, could wristbands work to help identify who is and who is not a true Stillhouse resident. Carolyn made a motion to modify the pool rules to increase total capacity to 20 residents, 10 per pool, with no guests allowed. The motion passed with 4 yes votes and 1 absention (Seth). Granite will update the sign at the pool and mailbox this week.
 - b. Status of general building repairs; building 5 almost finished, stair repairs were made this week. There are a couple minor items remaining. Mike will update the board. Not proceeding to other buildings at this time.
 - c. No decision on potential gate upgrades at this time. Marc is researching. Board will receive updates over email.
 - d. David is still drafting a potential new rule about electric on demand hot water heaters. He will be updating the board over email.
5. New Business
 - a. Action items done over email since the June meeting; \$150 to JE services to return materials that can be used to update siding on building 5 at a later date. Motion made by Phil, passed unanimously. Marc made a motion to complete urgently needed asphalt repairs near building 3,

- cost of \$1520.00, yes votes from Seth, David, and Carolyn. Contractor is A+J Paving.
- b. Railings project; David met with Austin Home and Yard (AH&Y) last week. Will be getting a bid soon. AH&Y meeting again on Thursday for another consultation. Specific discussion about U-bolt installation vs screw in. Concerns about which solution looks and works best. Board discussed if we should execute contract with Butler (original contractor choice) now or can we wait a week? No formal decision, so the board will wait at least a week. Mike said such waiting is fine and it will not impact the overall project.
 - c. Ashley Rodriguez from Granite made a presentation to the board about a Yardi software product that is called Condo Café. This software upgrade would provide the board with most of the tools it requested regarding technology and communication abilities. Granite and the association would have the tools available to communicate with residents frequently and quickly. The cost for this system is an additional \$90 per month. Stillhouse has 180 units and is slightly short of what Condo Café requires for their minimum commitment. Granite said they would work with Stillhouse to overcome that requirement.
 - d. Review, discussion, and finalizing of guidelines for payment deferral of the railings special assessment. These guidelines are set so that the board does not have to intervene on each request received. Granite will have full authority to administer payment or deferral plans within the proposed guidelines. Carolyn drafted the final policy on Thursday June 16. It says that the owner must make 6 total payments, paid in full by January 2021 and the usual collection procedures will apply. Motion to accept these guidelines made by Carolyn, approved unanimously.
 - e. Waiting on alternative paint estimates for the railings project from Mike. He has asked for bids and will update the board via email.

6. Manager's Report

a. Financial report

June	2020	Total Income:	\$ 46,749.07
June	2020	Operating Expenses:	\$ 74,633.29
June	2020	Non-Operating Expenses:	\$3,200.00
June	2020	Operating Account Balance:	\$ 2,409.31
June	2020	Money Market Fund Balance:	\$ 201,750.27
Total			\$204,159.58

7. Adjournment

Meeting adjourned at 8:43, motion to adjourn by Marc, approved unanimously.