

Minutes
STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING
August 11, 2020
6:00 pm

1. Call to order
(meeting conducted over Zoom video conference due to COVID-19)
Meeting called to order at 6:03pm 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
 - vii. Ashley Rodriguez, property assistant manager, Granite Properties of Texas
2. Reading and Approval of the July board meeting minutes
 - a. Postponed as there are still edits to be made. The secretary will re-edit and send to the board for approval over email.
3. Owner Comments/Recommendations
 - a. Claire #239; wants the pool to remain open, says pool has remained under 10 people total since updated rules were put up in July, she added that she is disabled and the pool is literally her only opportunity to exercise.
 - b. Susan #281; wants the pool to remain open says she is totally risk adverse but the pool is not a risk, suggests to limit hours.
 - c. Stephanie #179 wants the pool to remain open, says other condo pools are open and would volunteer her own hours to be a pool monitor, and she asks do we have to do what the attorney says?
 - d. Julie #217; wants the pool to remain open, concerned about mental health of community, how can we creativity work to solve this, weekends are overcrowded, no guests allowed, pool is not high risk because of chlorine.
 - e. Tom#230; no opinion either way about pool open or closed, he's currently in North Carolina where pools are open.
 - f. Jenna #125; wants the pool to remain open, she is an educator, which she very much emphasized, willing to volunteer her time to help monitor the pool, also willing to pay for time at the pool.
 - g. Harriet & Robert #286; wants the pool to remain open, the pool is very important to her, and there's usually only one other person there, she's willing to volunteer her time to be a pool monitor, also states that removing to volleyball net was helpful.
4. Old Business
 - a. Status of general building repair, building #5 is done. Phil says that the power washing was not done, Mike is going to check to see if the power washing was tied to the siding work or if the contract with JE services did in fact already cover the power washing. Mike will research and let the board know over email.
 - b. Pool closure; see above owner comments, 3 suggested ideas for now: advocacy (residents contacting city leaders, support for spending money, meaning is there widespread community support to spend money to hire pool monitors, and is there enough community members to form a volunteer team to be pool monitors. These are all open questions at this point. No action taken by the board at this time.

- c. Review of paint contracts for the railings project; Marc made a motion to hire CertaPro to do this work. They are doing similar railing painting work with Butler at Neely's, the cost is \$71,218.00 (based on contract from 6/1/20), votes unanimously yes in favor.
- d. Formalizing the contract with Butler Industries Inc. for the railings project; Mike will create a more standard/formal AIA (American Institute of Architects) contract for the board to review. The updated contract will better serve and protect the board. Carolyn will we use a short copy and paste contract. These actions will happen over email during August for the board to review.
- e. Waiting to meet with Yardi for demo with Condo Café software.
- f. Marc met with Compound Security about possible gate controller box upgrades, information will be incoming over email. Cellular service fees with a new controller box are slightly more expensive than our current provider, but significantly cheaper than comparable products in the marketplace offered by Compound Security.
- g. The board will review David's water heater rule proposal over email.

5. New Business

- a. Action taken over email since last meeting;
 - 1) The board approved the contract for Butler for the railings project. Motion was made by Seth on July 17th. Yes votes from Carolyn, Seth, and Phil.
 - 2) Carolyn drafted a rule on July 27th to authorize the board to close common areas to protect the health, safety, and welfare of the condo association, its residents, occupants, and guests, as the board deems necessary. Yes votes from Carolyn, Marc, and Seth. Rule created/passed.
 - 3) Carolyn made a motion on July 27th to close the pool based on specific advice from the association's attorney, Niemann & Heyer LLP, yes votes from Seth, Marc, and David. Motion passed. Board directed Granite to notify all owners with a notice taped to every door on the property and signs posted at the pool and the mailbox area.
- b. Motion made by Marc for homeowners who have yet to contact Granite regarding the special assessment payment. If a homeowner doesn't reach out to Granite by September 1st they will be subject to a \$15 fine. Motion approved unanimously.

6. Manager's Report

a. Financial report

July	2020	Total Income:	\$ 45,696.90
July	2020	Operating Expenses:	\$42,151.31
July	2020	Non-Operating Expenses:	\$2,050.00
July	2020	Operating Account Balance:	\$141,966.01
July	2020	Money Market Fund Balance:	\$ 203,943.17
Total			\$345,909.18

7. Adjournment

Meeting adjourned at 8:12pm, motion to adjourn by Marc, approved unanimously.