

January 10, 2017

## Stillhouse Canyon Board Meeting Minutes – Monthly Meeting

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### Attendees:

Carolyn Wright	President
David Greene	Vice President
Marc Duchon	Secretary
Kefren Greenstreet	Treasurer
Seth Klempner	Member-at-Large
Mike Hill	Granite Properties

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Carolyn called the meeting to order at 6:34 pm.

November minutes distributed. Motion to approve minutes with some minor corrections seconded and approved.

### Owner Comments

Phil Rothblum in attendance and asked a question about a billing difference caused by the printing company between \$271.90 and \$272. Mike confirmed the latter.

Unit owner 244 asked Mike to follow up on whether ceiling/roof/siding repairs had been made yet. Mike will follow up with Kate Culligan.

### Old Business

General building repair walk done in November. Mike asked George to undertake another effort, a more pressing issue: fascia for carport in several carports in Phase 2 about to fall apart. Should not be a big expense but needs to be dealt with quickly, more pressing than general building repair. The priority chimney repairs have been completed. Problem is metal L-braces that don't support the fascia well and we need an improved solution. Board will be getting an estimate within 3-5 days with estimate for approval

Old rules—smoking, excessive pet noise, and how to resolve plumbing expenses between units. They were drafted as amendments, and will be handed out to owners at the annual meeting, and those not attending will be made available paper/electronic. Discussed best ways to inform owners and residents of rules changes.

Mailbox notice about both annual meeting and the rules changes will be placed when ready by the board Secretary.

Carolyn asked Mike on any feedback regarding the payment processor, and the only news was a few cases of double payments based on misreading the letter sent. Last ACH withdrawal was January. Best solution is for bank to auto draft a check every month to avoid paying a \$2 monthly fee.

### **New Business**

Discussion via email regarding a resident who tried to do a cash-out refinance of her unit and was told it was due to our high percentage of renters, supposedly. The board discussed and would like additional information and evidence of this claim before responding to something unsubstantiated. Mike estimated the owner-occupied units to be around 75% (based on owner-resident addresses), and banks look for at least 70%. They look for this because they assume owner-occupied properties will be better cared for. According to David a bank is far more interested in the individual owner's information and history rather than Stillhouse's.

Seth asked for a sign that says "Deed restrictions enforced" (or something more specific) that would give the board the ability to fine without notice that functions as the first warning. Board wants to ask Connie about what the board's options or to actually fine, especially in "one-off" cases like visiting 18-wheelers and sofas by dumpsters that won't be violated again so residents and guests feel like they can get away with this behavior. In these instances, a warning is useless. David suggested the signing of the documents/deed restrictions when purchasing, at their title company, and this functions as the first warning. Mike says we can selectively apply to certain rules but may be harder to apply to all rules. Carolyn noted that we actually lack a rule prohibiting sofas in dumpsters and will work on drafting language.

Seth inquired about an issue that the resident in unit 181 was facing.

Reminder that the next meeting will be a week early, on Tuesday February 7, 2017 at 6:30pm. Board discussed preparing various updates per person. Discussed prepping also on topics that came up during the 2016 annual meeting, including drone surveillance, redoing lighting, and others.

### **Manager's Report**

December 2016 Total Income:	\$37,921.83
December 2016 Operating Expenses:	\$31,068.90
December 2016 Non-Operating Expenses:	\$0.00

For December 2016, the association had the following summary of accounts:

Operating Account Balance:	\$12,086.11
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Money Market Fund Balance:	\$226,830.73
Total:	\$238,916.84

Stillhouse was able to transfer ~\$42K to the reserve fund during 2016.

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Kefren adjourned the meeting at 7:52 pm.