

March 8, 2016

Stillhouse Canyon Board Meeting Minutes

Attendees:

Carolyn Wright	President
David Greene	Vice President
Marc Duchon	Secretary
Mike Hill	Granite Properties

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

January minutes deferred to an email conversation.

Owner Comments

Matt Stone – 284 Discussed the smoking ban, the contrast between the fire danger that the board sold versus what receptivity that the residents have for the nuisance. Would prefer a compromise where we have a ban in the common area but no a ban for balcony—more of a civil libertarian outlook where doesn't want to tell people what to do in their own home, even though not a smoker himself.

Carolyn & David: Must keep in mind that the balcony is actually not private property, it is legally a limited common area which is under the legal liability of the board, same as the car port or patio area. Phil Rothblum – 239 Agreed with Matt that the balcony area shouldn't be affected by condo area—someone will always be affected by something living in a condo, and those things can. Asked for a community vote rather a board to limit this activity.

Old Business

Building repairs – 11 is completed and 12 has a revised proposal. Carolyn motioned and board approved \$8,925 for building 12 repairs.

Feasibility study of water study review. David's analysis said the savings would only be \$5,000/yr by moving to an 8' main. But it will cost too much as far as a payback time or ROI. According to Mike utility construction is extremely expensive. Mike suggested tabling the issue for the time being.

Board has encouraged and enacted several things to help encourage water conservation, including checking pipes and lo-flo toilets, etc. Now paying \$2,500 - \$3K in fixed fees alone. Tabling this issue for now.

Gate code – Switch over not happening as smoothly as hoped. Handful of owners that say they new nothing about it. Left an old code for a few more days, but if they don't have their code it will go away. Up to unit owner to coordinate with delivery service.

The satellite issue from January was actually construction cable holding/supporting chimneys on the buildings.

New Business

Actions taken by email to be ratified – unit 187, the repairs look satisfactory. This was based on a complaint.

Review of Proposal B to consolidate the gates into one. Advantages in security, and cutting maintenance costs (halving them potentially). Can use current equipment with some metalworking to assemble. May or may not have to replace call box. Also will decrease future recapitalization costs.

Disruption – will remove gates a few weeks to do ironworking, also re-asphalting in phases. Assured we would always have room to get cars in and out. Carolyn had concerns about cars backing up while a car waits or struggles to punch in the correct code. Carolyn made motion to authorize \$15K to reconfigure the entry gates. Mike suggested adding steel poles to protect lamp post (included in the \$15K). Motion passes.

Pros/cons to converting phase 2 recycle carts to dumpster. Also considering all 4-yard side loading dumpster to 8-yard front load containers to reduce costs. Cost of 8-yard are supposedly significantly cheaper than 4-yard savings. Numbers are forthcoming, but Michael said at least 50% savings, David thought perhaps ~\$4-500 per month in savings. Decided to separate this into two issues: one for recycling, and one for trash. Mike will get the financials/cost savings for discussion in April.

Annual Meeting comments – coming back to these at the end.

Boxes by dumpster to flatten boxes.

Unclear what plastics were accepted, not clear on plastics 3-6.

Side opening on recycling dumpster requested.

Summary of issues of things resolved over the years as far as fee structure, etc. What were those issues?

Google Fiber?

Marc mentioned the mailbox package capacity issue. Also brought up the leaves and whether they were getting blown or actually picked up by the landscaping company.

Manager's Report

[MD – This was not updated, apart from the paragraph about collections]

Feb 2016 Total Income:	\$39,228.30
Feb 2016 Operating Expenses:	\$27,816.73
Feb 2016 Non-Operating Expenses:	\$ 0.00

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

Operating Account Balance:	\$ 2,672.94
Money Market Fund Balance:	\$239,963.40
Total:	\$242,636.34

Collections doing well. Reported at ~\$1,911 but already down to \$1,000. Mike mentioned an insurance risk adjustment recommendation for a hand railing on the steps to the pool. Doesn't require immediate action but may require attention. Mike will get a quote for next meeting for a low-end estimate and what it might look like.

Carolyn adjourned the meeting at 7:53 pm.