

April 12, 2016

Stillhouse Canyon Board Meeting Minutes – Monthly Meeting

Attendees:

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

Carolyn called the meeting to order at 6:36 pm.

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

Owner Comments

Owner complaint from Building 16 regarding 1) noise complaints from dog barking and 2) 3 dogs violating the HOA declaration. Not clear whether the dog owner is an owner or renter. The board provided some language for correspondence to both owner, tenant, and person who brought the issue to the board’s attention. If dog not removed by 5/1 then the board will fine \$100/day until the situation has been resolved, and the board will see if there is a complaint beyond 5/1.

Old Business

Building 11 repairs are complete, almost complete with 12 and moving on to 13, probably later this week.

Re: smoking ban: Attorney provided the board with several options for languages, including a complete ban that the board never discussed and felt like was an overreach. The board entertained the option to ban smoking in all places except the unit themselves—including the patio/balcony. Discussed the distinction between safety reasons and smoking complaint reasons (like a neighbor complaining about the smell). It would give the board the legal authority to take action, whereas currently they have no power to act. Motion to accept the attorney’s language passed 4-0 with 1 abstain. One resident raised civil liberty issues again prior to voting. Board then discussed the timing of when to introduce the smoking measure and will tentatively introduce it in June after the gate is resolved.

Re: Pending repair costs in disputed situation.: Caroline provided language for the board to review prior to sending to an attorney. Mostly leak and plumbing issues, and the language specifies how residents should resolve the issue together with Granite, and also reminds them of the insurance policy. The board would make a motion to adopt the new language so it becomes part of the declaration, then it would mail residents with the changes and an explanation. Kefren suggested some minor language changes to clarify things. Discussed the exception in part B regarding roof leaks. Motion passed 5-0.

Re: Gate Consolidation: 3 purposes – reduce cost, improve security, promote greater cohesion between phase 1 & 2. David recommended that the letter going out to resident to lead with these 3 benefits. Discussed the location and size of turnaround. Seth raised an issue of signage, particularly for the ride sharing and similar services during the construction to use caution during the two-way traffic phase. Whatever notice will be handed out to residents ASAP in person (not mailed). As part of the gate work, the loose rock and the entrance will be fixed as well. Motion to authorize an additional \$2,000 for the project which passed.

Trash and Recycling: Proposals to put trash cans in front area that would save money. Issue tabled.

Building 8 & Satellite dishes – the wire in question turned out to be a guidewire, to protect the chimney during high winds. Send a letter to all residents in building 8 to take down the dish, so that the dishes can then be removed either by a resident or Granite if no one claims it.

Mailboxes – Been looking at new 8 box unit, ratified \$1,100 via email. Need to “run traps” with post office. New boxes will be on the opposite side.

New Business

Join ANC – Marc suggested joining the Austin Neighborhood Council for \$50/yr. The board OK'd the expense.

Manager's Report

March 2016 Total Income:	\$39,561.75
March 2016 Operating Expenses:	\$33,629.76
March 2016 Non-Operating Expenses:	\$0.00

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

Operating Account Balance:	\$ 2,125.18
Money Market Fund Balance:	\$246,041.16
Total:	\$248,166.34

Expenses were below the monthly budget. Collections around ~\$1,969.00.

At prior meeting the risk assessors recommended a hand rail to the pool. The estimate for this is \$1,150. Motion to authorize \$1,200 for a rail to accommodate the insurance company—tabled, so that Michael can get a bid on a full continuous rail.

Carolyn adjourned the meeting at 7:57 pm.