

May 10, 2016

Stillhouse Canyon Board Meeting Minutes – Monthly Meeting

Attendees:

Carolyn Wright	President
Kefren Greenstreet	Treasurer
Seth Klempner	Member-at-Large
Mike Hill	Granite Properties

Carolyn called the meeting to order at 6:33 pm.

April minutes distributed. Motion to approve minutes. Seconded and approved.

Homeowners present – David and Virginia Ancira - #190, Phil - #299

Owner Comments

David Ancira #190 talked about neighbor Darren who complained about dog noise issue. Is monitoring issue via listening app. David admits to dogs having “lengthy barking sessions”. Using Pet Cube pet monitoring system, since April 15. Shock collars are not on the dogs during the day? Read neighbor complaints as detailed by neighbor, detailed times/dates of barking complaints. 3rd dog will be gone by Friday.

Old Business

General building repairs, 12 is done, 13 needs to be walked.

Chimney has blown over on building 9. Chimney was only held on by penny nails. Cost will be \$6k for new chimney. Guidewire on building 8 also led to another faulty chimney. Had a water leak on/through skylight also on building 9. Building 8 new chimney will not need a guidewire after fix.

Should we be proactive about “pushing chimneys” to test them?

Carolyn made motion to have Breehl Construction test ALL chimneys on the property to see if they are secure and okay to withstand severe weather. Inspection/test costs not to exceed \$1000. Inspection will also look for broken roof tiles. 2nd by Kefren. Motion passed.

Status of gate project, another week. Need iron painted. All data from old system will have to be manually transferred over. What will be left of the old gate system? Board wants old infrastructure removed as much as possible. Removing or painting of tracks? Will revisit in the future.

Fines for #190? May 19th 3rd dog removal deadline. Carolyn made motion to fine #190, \$100 for barking dog issue, a reduction from the original \$500. Letter will address future fines are still possible and will increase in dollars. Dogs needs to be silenced. Passed. Will follow up with complaining neighbor also.

Mailboxes (parcel box) update = Mike had to submit drawings and plans to mailbox company who deals with post office directly. All approved by post office. Timeline for install of parcel box and pad being built etc. is 2-3 weeks possibly.

Talk of a "gate team" who will manage when the new gates go down/break. Hopefully gates will be running close to or after Memorial Day.

Building 8 satellite dishes will be coming down this month. Will be down at same time as chimney work.

Handrail in pool area, what about a continuous handrail. Still waiting on price. Gates must be done first. Same metalworker. Compound security is that contractor.

New Business

Resident in building 7 died in February. RIP

New project = we need to do repair in areas where falling rocks need to be fixed. Carolyn is noting these areas and working with Mike on it.

Manager's Report

April 2016 Total Income:	\$38,130.00
April 2016 Operating Expenses:	\$24,009.07
April 2016 Non-Operating Expenses:	\$ 6,000.00

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

Operating Account Balance:	\$ 9,491.11
Money Market Fund Balance:	\$252,380.97
Total:	\$261,872.08

Did contribute \$6,000.00 to reserves in April. 2 parties that we are dealing with #148 is at attorney, #249 called in, was caught up in family death, will pay bill ASAP

Carolyn adjourned the meeting at 7:40 pm.