

October 10th, 2017

Stillhouse Canyon Board Meeting Minutes – Monthly Meeting

Attendees:

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

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

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

Owner Comments

Phil Rothblum (Unit 229) – no comments.

Joni Elloitt (Unit 167) – no comments.

Reported incident of dog bite. Mike has written a letter with Carolyn and a notice of how we are handling future incidents is going out tomorrow.

Old Business

General Building repairs – Mike reported that building 14 was finished today and will schedule building 15 walkthrough sometime next week.

Status of new rules document – Approved by attorney, filed with county clerk's office and waiting on return copy. All residents will get a copy of ALL rules, including old policies and new rules. Board will highlight in the cover letter the new rules that were changed and highlight particularly important rules.

Status of improvements to center circle landscaping met with the board's approval except for the small area with the Stillhouse sign that still needs some additional work. Carolyn will purchase "plankets" for the winter for the sego palms, Mike suggested purchasing a larger size.

Sewer repair reported last month was complete, it came to slightly more than we budgeted due to plumbing repair.

Tree trimming is underway and should be completed in the next few days. Mike pointed out some preventive spots to be trimmed.

The owner of the oil spot seems to have taken care of the issue with his tenant.

New Business

The board met during an executive session regarding the budget and HOA fees at Mike's office. The board decided to raise fees by approx. 1.5% for the year ahead or roughly \$4.XX for a two bedroom unit. The board will be ratifying it this evening. The board is going to make an effort to switch owners from coupon books because it costs the HOA money for the coupon books and costs the owners postage.

Spicewood Springs Road improvement project – Carolyn brought the handout from the recent meeting. Stillhouse is hosting on Monday October 30th that will be a similar presentation than the recent meeting but an opportunity for new people to provide input. Neighborhood will be invited. There is a website that people can go to put in public comments. Carolyn mentioned that traffic lights won't be considered because the city can't build them on private driveways/roads. The City stressed safety and mobility are the priorities, and that the road needs expansion because of the PUD as well as expected development on Spicewood Springs Rd. Joni suggested that the public take Alison Alter's advice to make Public Info Requests.

Marc updated the board on the Overlook case, which the council ruled 10-0 to defeat the proposed change to make the building size larger.

Mike sent the board some options and websites for the board to review regarding the lamp posts, the primary purpose of switching is energy efficiency from LEDs and removing the "sky" lights. The property has 15 lamp posts, it may cost ~\$160/per to replace the lamps, plus labor, plus bulbs. Mike believes it will also look better, and David asked whether any federal subsidies are available. Mike's suggested requirements are that they fit with our current posts and are LED. Carolyn suggested that we take care of this project in 2018. Carolyn asked for a quote on the carriage-style lamps that were a little more upscale.

Marc updated the board regarding the water conversation with our City Council office, who will help us investigate what options are available to us. The board needed to gather its research together. David will pull research together and Marc will schedule a time in the next week or two. Mike will try to provide some additional info regarding year to year budgets and also the water bills.

Manager's Report

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

September 2017 Total Income:	\$37,306.02
September 2017 Operating Expenses:	\$39,165.59

September 2017 Non-Operating Expenses: \$0.00

For September 2017, the association had the following summary of accounts:

Operating Account Balance:	\$2,664.95
Money Market Fund Balance:	\$220,419.14
Total:	\$223,084.09

Expenses were slightly above the monthly budget, primarily due to plumbing repairs (one a copper line between two units, total \$8,800). Currently 3% above budget through this month, and as a result of that expense the board contributed nothing to the reserve fund. AR is pretty good except for 2 units that have liens on them.

Carolyn adjourned the meeting at 7:30 pm.