

**Minutes**  
**STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING**  
**September 11, 2018**

1) Call to order

Attendees:

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

Carolyn called the meeting to order at 6:30 pm.

2) Reading and Approval of Board Meeting Minutes

There was no meeting in August, so no minutes  
Approval of July minutes (with small change by Carolyn)

3) Owner Comments/Recommendations

- a. Joni Elliot, Unit 167
  - Follow up Building 12 foundation problems, patio pitch
  - Water pooling on patio
  - Action - Mike to look at it
- b. Lynn Porcell, Unit 115
  - Patio flooding issue
  - Action – Mike to re-examine the issue
- c. Unit 283 – complaining of mold
  - no evidence of mold found

4) Old Business

- a. status of general building repairs
  - Hired new contractor, J.E. Services. Does not require pictures of completed work.
  - Walked building 1, await estimate for work
- b. Status of structural repairs
  - Oliver foundations completed work on Buildings 5,6,7,8,9,11,12,13 and 16
- c. Lighting project
  - Harvey to check electric eyes to ensure correct operation
  - Motion to replace all light fixtures with LED's of the same rating as the current metal halide lamps which is the 7675 rated LED's. - passed
- d. Security
  - Actions – David to contact APD and schedule an outreach officer to come and speak to the board regarding auto break-ins. Further discussion regarding fencing, cameras or other security measures will be put on hold until we hear from ACPD.
  - Mike H. handed out a summary of his view of security options for review.
- e. Entry sign – repaired
- f. Tree trimming completed by JMI. Cost \$7200
- g. Over filled garbage containers
  - Motion to print up notices for placement at each door and on garbage containers passed.

5) New Business

- a. Actions taken over email – none
- b. 2019 Budget – Granite handed out proposed operating budget for review.

6) Manager's Report

June 2018 Total Income:	\$ 41,907.70
June 2018 Operating Expenses:	\$ 44,507.91
June 2018 Non-Operating Expenses:	\$ 00.00

For June 2018, the association had the following summary of accounts:

Operating Account Balance:	\$ 4,467.53
Money Market Fund Balance:	\$ 239,526.42
Total:	\$ 243,993.95

7) Adjournment

Carolyn adjourned the meeting at 8:30 pm.