

AGENDA
STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING
Nov 13, 2018

1. Call to order

a. Attendees:

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

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

2) Reading and Approval of minutes

a. Reading and Approval of the Sept 28 Budget Board Meeting Minutes

Passed with minor modification to add cost for increased trash collection.

b. Reading and approval of Sept 11 minutes

Passed with no modifications

3) Owner Comments/Recommendations

Joni Elliot, Unit 167, patio pitch inspection

Mike, Oliver and structural engineer from Quality Foundations inspected unit and found no structural damage.

Bob & Chris Ott, Unit 148, structural question

Mike to schedule inspection

4) Old Business

a. Status of general building repairs

Building 1 additional roof repair estimate by JE services has been received.

Motion for structural repair above the roof line for \$15331 and to put a higher preservative coating on areas that can't be seen - motion passed

b. Status of LED Lighting Project

Cost of installation ~ \$4750 for bulbs and labor

Parking fixture LED's

Seth noted that one had burned out and that the fixture near Spicewood Springs Rd. was a different color than the rest.

Phil noted that a ballast & socket assembly looked rusted during replacement.

Mike to contact BJ Electric about these issues. They should be under warranty and association should not be charged for repairs, replacements.

c. Status of increased garbage pickup

Pickup 3x weekly has begun.

Pad landing issues

It was noted that the trucks do not always land the large containers squarely on the concrete pads.

Kevin should inspect daily and immediately report to Granite Properties any misaligned trash containers.

Mike H. to contact trash company to determine whether parked cars near the containers are an issue.

d. Security

Discussion postponed. A special meeting will be called within a couple of weeks to discuss this topic.

e. Landscaper change

Countryside Landscaping went out of business. Granite Properties replaced their services with Greater Texas Landscaping at approximately the same cost.

f. Newsletter.

Nov newsletter published and put out at mail boxes for distribution.

5) New Business

a. actions taken by email - none

6) Manager's Report

a. Unit 112 to foreclose Dec 4

October 2018 Total Income:	\$ 42,403.67
October 2018 Operating Expenses:	\$ 47,644.41
October 2018 Non-Operating Expenses:	\$ 6,000.00

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

Operating Account Balance:	\$ 1,787.30
Money Market Fund Balance:	\$ 238,029.22
Total:	\$ 239,816.52

7) Adjournment

Carolyn adjourned the meeting at 8:00 pm.