

Minutes
STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING
March 12, 2019

1. The monthly meeting was called to order at 6pm. A motion was made, seconded and approved to go into executive session to discuss a homeowner dispute between units #158 and #258 regarding excessive noise.

Present at the executive session were:

Carolyn Wright	President
David Greene	Vice President
Marc Duchon	Treasurer
Phil Rothblum	Secretary
Mike Hill	Granite Properties
Seth Klempner	Member at Large, present for the regular session only.

2. A motion was made, seconded and approved to end the Executive Session and go into regular session at 6:40. Seth Klempner had joined the meeting by this point.

3. Owner Comments and Recommendations. The chair took this topic out of order to accommodate the attendance of Tina Coverman, owner of unit 258 and Wendy MacDonald, current tenant of unit 258. Ms. Coverman described “retaliatory” pounding on the ceiling of unit 158 in response to ‘normal, day to day activities’ such as walking with shoes on, rolling a suitcase across the floor and vacuuming occurring in unit #258. Unit #258 has a hardwood floor and limited rugs. Ms. Coverman, noted that the actions of the tenant of unit 158 had, in her assessment, caused a previous tenant to move. The current tenant reported that unless the situation changes she will move out as well. Ms. Coverman noted that she has never had a problem with the occupant of #158 in 10 years, but the situation changed in recent years, perhaps in connection with new ownership of unit 158.

Following Ms. Coverman’s statements and the discussion of the board during the executive session, a motion was approved to send a warning letter to the owner of unit #158 to stop his tenant from banging on the ceiling or incur a \$100 fine for the next occurrence with fines for the same violation to increase thereafter. The occupant will be told to contact Granite to report any violations in unit #258. Before sending the letter, the board appointed Phil Rothblum who had been investigating the issue on behalf of the board, to speak with the owner of unit #158 to determine if there were any facts altering the board’s determination.

4. Election of officers.

Motion approved for all members to retain their existing positions until March 2020.

5. Reading and Approval of the February Annual Board Meeting Minutes.

All board members will send the Secretary a summary of their annual meeting presentation which will be incorporated into the minutes. The minutes will be posted as Draft Minutes on the Stillhouse website until approved at the February 2020 annual meeting.

6. Old Business

a. Status of general building repair progress.

Received 3 quotes for separate work from JE Services for repairs to Building 2 for \$17,800.

Motion made to approve all work described in the quotes. Motion passed.

b. Board ratified the expense of \$350 for a roof rain diverter for Unit 167.

- c. A letter was sent to Unit 126 stating that the owner would be financially responsible for the installation of a new door and would be billed accordingly. A quote was received to replace the door and work will proceed.
- d. Board members were encouraged to report any violations of the 3-car limit on the property.
- e. Noise complaint by Unit 258 – see above.
- f. A motion was made over email *“that the HOA authorize cutting down the oak tree that grows on the right side of assigned parking spot #50 and impedes the vehicle's use of the space. In addition, the HOA will have paved the currently unpaved portion of spot #50 after the tree has been removed and will paint the # 50 on the spot.”* The motion was approved.

7. New Business

- a. A large stain developed on Building 13, near units 171-172. Mike will ask JE Services to address.
- b. Owner complained about “white material” on a tree. It is lichens and not harmful. No action to be taken
- c. Owner complained of a bird house behind building 2 containing bees.
The bird house is not on Stillhouse property. No action to be taken.
- d. Mike to provide copy of Neely’s rules regarding noise between units for evaluation.
- e. Other
Consider policy to cut trees for parking spot intrusion. Carolyn will provide a draft for review.
- f. Suggestions from the Annual Meeting for follow-up discussion at April meeting.
- i. Create a firewall clearance. Board has determined that neighboring property does not have a 15 foot clear-cut clearance around townhomes as reported at the annual meeting. Board will consider if any additional trimming provides a cost-benefit.
- ii. Meet with Police department community outreach officer. David will try to schedule for April meeting at 6pm.
- iii. Meet with Fire department representative to assess our property, discuss fire safety. David will try to schedule for May meeting at 6pm. Marc will provide David with another community resource on fire safety to contact as well.

8. Manager’s Report

February 2019 Total Income:	\$ 44,911.62
February 2019 Operating Expenses:	\$ 32,873.62
February 2019 Non-Operating Expenses:	\$ 00.00

For February 2019, the association had the following summary of accounts:

Operating Account Balance:	\$ 4,895.24
Money Market Fund Balance:	\$ 233,115.04
Total:	\$ 238,010.04

9. Adjournment

Carolyn adjourned the meeting at 7:45.