

Minutes
STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING
April 9, 2019
6:30 pm

1. Call to order
 - a. Attendees:
 - i. David Greene Vice President
 - ii. Marc Duchen Treasurer
 - iii. Phil Rothblum Secretary
 - iv. Seth Klempner Member-at-Large
 - v. Mike Hill Granite Properties
 - b. David called the meeting to order at 6:40 pm.
2. Reading and Approval of the March Board Meeting Minutes
 - a. motion to approve, minutes were approved with no changes.
3. Owner Comments/Recommendations
 - a. Teresa Skevofilax, unit 147, building 8
 - i. asking for ramp on stairs for easier access for her neighbor
 1. The neighbor (Ott) was not making the request.
 2. Mike explained that Texas HOAs have no legal obligation for ADA compliance and as a matter of policy do not usually accommodate those requests.
 3. Resolution: No action to be taken at this time.
4. Old Business
 - a. Work has been completed on the lower portion of building 2
 - b. There do not seem to be any '3 car' violations on the property at this time.
 - c. Mike to confirm letter sent to owner of unit 258 regarding HOA response to noise complaint.
 - d. Policy discussion on tree cutting for parking spot intrusion has been tabled.
5. New Business
 - a. Approval of all actions taken via email since the last Board meeting
 - i. Approved repair to parking space #50. Approximately \$500 to remove tree and \$1500 for asphalt repairs for a total of \$2000.
 - b. Letter sent to Unit 263 regarding request to wash car on site. Letter stated ok to wash with bucket, but not to use a hose.
 - c. A letter was sent to the owner of Unit 158 regarding pounding on the ceiling.
 - d. Board meeting with APD regarding security improvements
 - i. Board met with Darrell Grayson (NW Hills APD outreach officer) at 6pm
 - ii. Board agreed on the following items:
 1. HOA will not request extra property patrols.
 2. The board did not request APD to come onto the property for increased patrols at this time. They will respond expeditiously to requests.
 3. Officer Grayson will send monthly crime statistics to Granite Properties. If crime rate increases in nearby areas, Granite will notify the board.

4. We should add "see something say something" (call the police) to the newsletter
5. Granite Properties will create a special police access code for the front gate.

6. Manager's Report

March 2019 Total Income:	\$ 46,660.11
March 2019 Operating Expenses:	\$ 39,440.29
March 2019 Non-Operating Expenses:	\$ 6,350.00

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

Operating Account Balance:	\$ 25,659.23
Money Market Fund Balance:	\$ 246,348.83
Total:	\$ 272,008.83

7. Adjournment

Meeting adjourned at 7:15