

Minutes
STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING
October 8, 2019
6:00 pm

1. Call to order
 - a. Attendees:
 - i. Carolyn Wright President
 - ii. Marc Duchen Treasurer
 - iii. Phil Rothblum Secretary
 - iv. David Greene Vice President
 - v. Seth Klempner Member at large joined 6:30
 - vi. Mike Hill Granite Properties
 - b. Carolyn called the meeting to order at 6:00 pm
2. Reading and Approval of the Sept Board Meeting Minutes
 - a. Motion to approve, the minutes were approved.
3. Owner Comments/Recommendations
 - a. Julie Shannan Unit 217, owner
 - b. Lynne Purcell Unit 115, owner
 - c. Re complaint Unit 116 – Diana Smith
 - i. Complainants claim Diana is a fire hazard based on previous experience.
 1. Would like another smoke detector added to unit that is audible to other residents.
 - ii. 2nd hand smoke
 1. Claims that each can smell unreasonable cigarette smoke
 - a. Home Air test had mixed results
 2. Presented a petition signed by 9 of 12 units asking for a smoke free building
 3. Request HOA fund ionizers for all impacted units (about 5).
 - a. \$440/unit + install inside each unit
 4. Board discussed ways in which smoke permeates other units
 5. Possible board actions
 - a. Work with DS to stop smoke/clean air in #116
 - b. ban smoking in unit
 - c. ban smoking in entire building
 - d. Mike's comments
 - i. Questioned maintenance, effectivity of air ionizers
 - ii. Will present other mitigation possibilities at next meeting
 - e. Board can take action if it is determined that there is an unreasonable interference from 116 (use and enjoyment clause)
 - f. Motion made for a visit to 116 by Mike and 2 board members to determine that:
 - i. there is a functional smoke detector and possible improvements
 - ii. to assess the odor and possible improvements
 - iii. motion passed

4. Old Business

- a. Building 3 repairs are complete
- b. Building 4 maintenance will be scheduled soon
- c. Parking lot numbering and restriping finished
- d. Tree trimming - done
 - i. Seth feels that buildings 13, 14 need more work.
- e. All the tall TDS garbage dumpsters have been replaced with the lower ones.
- f. Public publishing of Gate codes (e.g., internet)
 - i. We think the technology exists for the entry system to provide summary data of the number of uses/day for a particular code and provide Granite properties with a monthly alert. Due to the cost of purchasing such a system, this will be put on hold until the railing project has been completed.

5. New Business

- a. No new action by email
- b. Unit 157 Air BnB violation reported. A 30-day minimum required but a 3-day minimum is advertised. A warning letter will be sent. A previous warning letter was sent in 2018.
- c. Unit 235 A warning letter had been sent about operating a business on site.
 - i. A \$100 fine will now be assessed and will continue at \$100/incident.
- d. Unit 276 had painted footsteps on the walkway
 - i. A notice will be sent that they have to clean it up or face a fine.

6. Manager's Report

Sept. 2019 Total Income:	\$ 49,369.01
Sept. 2019 Operating Expenses:	\$ 60,348.74
Sept.. 2019 Non-Operating Expenses:	\$ 2,220.00

For Sept..2019, the association had the following summary of accounts:

Operating Account Balance:	\$ 213.25
Money Market Fund Balance:	\$ 233,816.87
Total:	\$ 234,816.87

7. Adjournment

Meeting adjourned at 8:00 pm.