

Minutes
STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING
March. 10, 2020
6:00 pm

1. Call to order
 - a. Attendees:
 - i. Carolyn Wright President
 - ii. David Greene Vice President
 - iii. Phil Rothblum Secretary
 - iv. Seth Klemper Member at large joined 6:30
 - v. Mike Hill Granite Properties
 - b. Carolyn called the meeting to order at 6:00 pm
2. Election of Officers
 - a. There were no volunteers for board position of secretary
 - b. Discussed options for taking minutes
 - i. Ask Marc about becoming secretary
 - ii. Enlist an outside person to take minutes
 - iii. Board members rotate the task of taking minutes
 - c. Board members to remain in current positions until this is resolved
3. Reading and Approval of the Jan Board meeting minutes
 - a. Motion to approve the minutes with minor modifications - passed
4. Owner Comments/Recommendations
 - a. Lynn Porcell, Unit 115
 - i. Stated that she likes Granite Properties, feels Farmer's Insurance is a good insurance company, and that we should do the railing modification
5. Old Business
 - a. Walked Building 5, waiting for quote from J.E. Services
 - b. Annual meeting items requested by homeowners
 - i. Rule about gate codes
 1. Motion to authorize a rule to declare that posting gate codes on social media will result in that party's gate code being made inoperative and that subsequent violations will result in fines. - Passed. Carolyn will draft a rule for Board and Granite to review.
 - ii. Composting
 1. Board investigated pros & cons and decided that this is not viable at this time. Issues are odor and attracting pests and animals.
 - iii. Question about lights remaining on after pool closed
 1. Lights in the pool are intended to remain on all night due to safety issues
 2. One of the pool lights is out. It will be replaced when the pool is replastered
 - iv. Recycling bin - Mike will request a placard from TDS identifying what materials are recyclable.

- c. Railing modification
 - i. A decision on whether to proceed is scheduled to be made by April 1
- d. Solar attic fan
 - i. Mike to investigate by sending a letter to the owner requesting detailed information about the fan and its installation
- e. Courtlyn Smith complaints
 - i. No action by the board based on advice from Board attorney.
 - ii. Board to consider adopting a 'Code of Ethics' to handle situations like this. Mike to provide a sample adopted by Neely's

6. New Business

- a. Actions taken by email
 - i. Feb 17, Motion to approve new coaxial cable run for Unit 269 at the owner's expense – passed
 - ii. Feb 24, Motion to fine Unit 128 \$50 for storage of a propane gas grill on the balcony – passed
 - iii. Feb 28, Motion to purchase a pet station trash container near the entry area – failed
 - iv. March 2, Motion to approve installation of chrome door lock on Unit 141 – passed
 - v. March 8, Motion to fine Unit 116 \$100 for smoking violation - passed
- b. Electric instant hot waters
 - i. Motion to hire an electrical expert to investigate the feasibility of adding instant hot waters to buildings without exceeding electrical capacity at a cost not to exceed \$2000 - passed
- c. Unit 161 water damage as a result of recent excessive rain
 - i. Actions taken
 - 1. Had landscapers excavate the drainage trench
 - 2. Asked J.E. Services for quote to powerwash and seal the wall
 - 3. Locked down 2 curb stops in parking area to divert water
 - 4. Fixed downspout separation
 - 5. Added gutters/downspout maintenance to building inspection checklist
 - ii. Rerouting or redesigning the drainage channel would be extremely costly and would require hiring a civil engineer

7. Manager's Report

Feb. 2020	Total Income:	\$	46,167.61
Feb. 2020	Operating Expenses:	\$	63,023.73
Feb. 2020	Non-Operating Expenses:	\$	2,050.00

For Feb. 2020, the association had the following summary of accounts:

Operating Account Balance:	\$	14,380.27
Money Market Fund Balance:	\$	239,894.65
Total:	\$	254,274.92

8. Adjournment

Meeting adjourned at 8:05