

**Minutes**  
**STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING**  
**May 12, 2020**  
**6:00 pm**

1. Call to order

Note: meeting conducted over Zoom due to Austin 'Stay at Home Orders'

a. Attendees:

- |      |                |                    |
|------|----------------|--------------------|
| i.   | Carolyn Wright | President          |
| ii.  | David Greene   | Vice President     |
| iii. | Marc Duchon    | Treasurer          |
| iv.  | Phil Rothblum  | Secretary          |
| v.   | Seth Klempner  | Member at large    |
| vi.  | Mike Hill      | Granite Properties |

b. Carolyn called the meeting to order at 6:10 pm

2. Reading and Approval of the April board meeting minutes

- a. motion to approve minutes
- b. motion passed, Mike will post on Stillhouse homepage

3. Owner Comments/Recommendations

- a. None

4. Election of officers

a. Nominations

- i. Marc – Pres
- ii. David - VP
- iii. Seth - Sec
- iv. Treasurer - Phil
- v. Carolyn - Member at large until a new member is found, and then she will resign

b. Nominations passed, new board positions effectively immediately

5. Old Business

a. Building 5 repairs at 30%, hopefully will be finished by the end of May

b. Policy for instant hot water heaters.

- i. Mike consulted with Jack Payne who suggested getting a master engineer to perform an analysis
- ii. Instant hot water heaters are very demanding on electrical infrastructure which is not easy to change
- iii. Board decided to not proceed with further investigation
- iv. A rule will be drafted (David) effectively forbidding devices such as instant on hot waters from being installed on premise.

c. Solar attic fan

- i. Mike investigated the solar attic fan on building 8. It was installed before the current owner occupant moved in. Unable to find any record or request of the original installation. It is installed in a workman like manner. Installation is correct and causes no harm. No further action.

d. Railings update

- i. Mike is waiting for contract for railings modifications
  - ii. Non-entry installation will add about \$200/railing
  - iii. Installation should only take 2-3 hours/unit
- e. Unit 211 appeal of fine for noise violation
  - i. motion to deny appeal. based on lack of sufficient evidence
  - ii. motion passed unanimously
- f. Diana Smith - proposed court injunction forbidding smoking
  - i. no action will be taken based on lack of sufficient evidence at this time
- g. Unit 207 request for Special Assessment waiver
  - i. Have Connie send a letter to both parties on the title stating payment is mandatory.
- h. Code of conduct
  - i. Carolyn to resend Neely's code of conduct to board. For consideration. No action at this time.
- i. Gate code violations
  - i. Carolyn to resend proposed gate code rule to board. For consideration. No action at this time.
- j. Pool use
  - i. Marc to consider further action.
- k. Posting of Property and Liability Insurance Certificates for 2020-2012
  - i. Mike to post on Stillhouse homepage when available

6. New Business

- a. Actions taken by email
  - i. Authorized to spend \$6850 to JE Services for drain line repairs to unit #141. Carolyn made the motion, seconded by Seth. Yes votes from Phil and David.
  - ii. Authorized Ashley to send a warning letter to #211 concerning loud music. Letter warns of \$100 potential fine.
  - iii. A week later Granite received another loud music complaint about #211. Board authorized \$100 fine. Yes votes from Carolyn, Seth, Marc, David
- b. Report of smoke from outdoor grills
  - i. A notice will be posted on doors informing unit owners/tenants that only electric grills may be used on the property. The Notice will constitute a 1st warning and any violation will result in a fine given the high risk of fires on property
- c. Interview new board member
  - i. Seth recommended Leah Abresch, #219 to interview for member at large

7. Manager's Report

April	2020	Total Income:	\$ 45,848.09
April	2020	Operating Expenses:	\$ 43,199.57
April	2020	Non-Operating Expenses:	\$ 2,050.00

For April 2020, the association had the following summary of accounts:  
 Operating Account Balance: \$ 1,072.59

Money Market Fund Balance:	\$ 246,427.93
Total:	\$ 247,500.52

8. Adjournment  
Meeting adjourned at 8:00