

STONE CREEK CANYON HOMEOWNERS' ASSOCIATION
Minutes of General Membership Meeting February 15th, 2024

Call to Order:

- The General Membership meeting of Stone Creek Canyon Homeowners Association was held in person at the Stone Creek Canyon Clubhouse on February 15th, 2024. The meeting was called to order at 6:30 pm.

Attendance / Quorum:

- Directors Rob Smith, Marjean Wayment, and Kim Rhodes were in attendance. Other attendees included Heather Gillespie, Stevie Gillespie, and Emily Kelsey of Alliance Property Management ("Alliance"). Residents present in person included: Christopher Barney, Judy Boren, Cody Brenchley, Kaytlyn Stokes, Joyce Davidson, Custer & Sharon Fisher, Michelle Gallagher, Gail Geiger, Caden Goss, Jacqueline Hansen, Emmy McDaniel, Amber Keller, Debra Petersen, Anthony Quinn, Delmar Reay, David Shelton, Lamar Thomas & Tresa Smith, and Burt Weed. Residents via Proxy included: Michael Mendez, Jay Barnett, Carroll Pollett, Laurie Donaldson, Brandy Murphy, Chester & Barb Little, Brooke Nelson, Teresa Fulton, Cindy Chamberlain, Angela Feters, Franki Galbraith, and Jill Sanchez. Roll call received and quorum verified.

Meeting Agenda/Notice/Minutes:

- Meeting agenda approved on a motion by Rob Smith, seconded by Anthony Quinn, no objections.
- Meeting notice deemed sufficient on a motion by Kim Rhodes, seconded by Rob Smith, no objections.
- Minutes from the General Membership Meeting held April 6th, 2023, approved on a motion by Rob Smith, seconded by Kim Rhodes, no objections.

Manager Report:

- Alliance reviewed where the residents can find governing documents on their portals.
- Alliance updated the membership about the installation of Connex fiber internet connections intended to be added to each building this spring; residents will be able to sign up for individual unit services once this installation is completed. Alliance will provide further details as installation approaches.

Financial Report:

- Alliance presented the current reserve study and current reserve balance, provided a 6-year summary of reserve balances, and explained the importance of the reserve funds, and the purpose of the study. The Association is currently 55.92% funded and the goal is 75% funded to help ensure the HOA is prepared for large maintenance projects. The Board updated the residents on the sweep accounts and the earned interest. There are currently no reserve expenses budgeted for 2024; there are landscaping restorations expected for 2024.
- Alliance presented the 2024 budget and breakdown of the monthly HOA dues.
- The financial report was approved on a motion by Marjean Wayment, seconded by Rob Smith, no objections.
- The 2024 budget and assessment were ratified on a motion by Rob Smith, seconded by Marjean Wayment, no objections.

Owners Forum:

- Alliance explained purpose of pet waste station installations throughout the property based on questions received.
- Pea gravel installation in breezeway explained and was approved due to affordability and long-term maintenance due to water retention. Recommended disability act be reviewed due to accessibility. Alliance agreed to review and report back to Board.
- Resident requested buildings be labelled per building number per fire code; Alliance agreed to review and report back to Board. Alliance has researched previously and determined the plates are labeled per the building address, so they are meeting fire code. Resident requested Alliance contact local fire department for more details and request a walk through.
- Resident requested accountability for the address placards not being visible and moving the responsibility to residents; the Board explained that the Board authorized reflective paint, address placard extension options, and light installation allowing multiple options of visibility and affordability. Resident requested address numbers painted on the curbing; Alliance agreed to review at next meeting and encouraged residents to submit architectural review request for their specific requests.
- Resident requested review of yield signs upon entrances for traffic coming off of Midland Drive. Alliance agreed to review at next Board meeting. Resident recommended Alliance contact local traffic regulations to monitor the entrance and provide feedback and recommendations.
- The membership was notified all residents are welcome to attend any Board meeting; meeting dates are posted online.
- Resident complained about oil stains on driveways; Alliance has actively followed up on violations and will continue to monitor upon monthly inspections.
- Resident requested information on if rentals are allowed and if there is a limit on rentals; this topic has been discussed at length with the Board.
- Resident requested details on process for concrete maintenance; Alliance explained inspection and assessment process to prioritize maintenance. Alliance encouraged residents to submit maintenance requests of these areas as well as they notice the concerns.
- Alliance confirmed driveway concrete is resident responsibility.
- Alliance confirmed fence enclosures specific to units is resident responsibility. Perimeter fencing is HOA responsibility.

- Alliance confirmed owners are responsible to provide their renters of all association rules and regulations.
- Resident notified that trash cans need to be labeled due to them going missing; Alliance can confirm with ACE Disposal that labelling of the cans is authorized.
- Resident requested details on installing a storage area for the garbage cans; Alliance encouraged residents submit ACC request for Board approval.

Election of New Officers:

- Alliance informed the membership of the 2 open Board Member positions, each 3-year terms, and explained the responsibilities of the Board before opening the floor to nominations. Brandy Murphy was nominated and accepted nomination via text. Jaqueline Hanson was nominated and accepted the nomination. Anthony Quinn was nominated and accepted the nomination. Tresa Smith was nominated and accepted the nomination. Burt Weed nominated himself. Sharon Fisher was nominated and declined the nomination.
- A private ballot collection was tallied by Alliance. Jaqueline Hanson and Anthony Quinn were elected to the Board for the 2024-2027 term.

Adjournment:

- The meeting was adjourned at 7:47pm on a motion made by Rob Smith, seconded by Gail Gieger, no objections.