STONE CREEK CANYON HOMEOWNERS ASSOCIATION

Minutes of Board of Directors Meeting of November 19, 2020

Call to Order:

* The Board of Directors of Stone Creek Canyon Homeowners Association met via video/tele conference, on November 19, 2020. The meeting was called to order at 5:06 pm by Rob Smith.

Attendance / Quorum:

* Directors Rob Smith, Kim Rhodes, Kelly Bingham and Gerald Broad were in attendance. Other attendees included Casey & Asillin Clark and Heather Gillespie of Alliance Property Management (“Alliance”). A quorum was established, with four of five Directors in attendance.

Agenda/Minutes:

* Agenda was motioned for approval by Rob Smith with a change to the start time from 5:30 PM to 5:00 PM, seconded by Gerald Broad.
* Minutes from August 19, 2020 were approved on a motion by Rob Smith and seconded by Gerald Broad.

Owners Forum:

* Kelly Bingham stated he has had some complaints about dog waste on the property, Casey Clark encouraged the board to notify Alliance of any units they know that are violating this rule.

Financials:

* Casey Clark presented the financial report for the association.
* Rob asked that we discuss the pool staying open the extra month at the GMM and the extra cost to run it.
* Kim Rhodes stated that she would be interested in cleaning the clubhouse. Casey Clark told her to provide us with her price for cleaning and we can present it to the board.
* There are currently 6 delinquent accounts with 3 accounts in collection.
* Financial report was approved by Rob Smith and seconded by Gerald Broad.
* Casey Clark presented the 2021 proposed budget and discussed the changes.
* Rob Smith stated he would like to do a small increase and then levy a special assessment for common area maintenance.
* After discussion, the board decided to keep up to $25,000 of the retained earnings from this year and set them aside for tree and yard maintenance and approve a $10/month increase. Kelly Bingham motioned to approve this with a second by Gerald Broad and approved by a unanimous vote.

Manager/Board Report:

* Casey Clark discussed what would be entailed in adding a renter’s addendum, the board choose to think about this for a few weeks and Alliance will follow up with them via email in a few weeks.
* Rob Smith reported that there are issues with a few areas with missing stop signs vs yield signs. Alliance will analyze the areas and present recommendations to the board.
* Rob Smith reported that he had a homeowner request that speed bumps be added, the board did not want to move forward with speed bumps at this time.
* Rob Smith had another resident request that the association spray paint address on the curbs and fire zones. The board is not interested in this at this time.
* Rob Smith stated he would like to bring the newsletter back for the community. The board is in support of the newsletter, Rob Smith is going to take point on preparing it with suggestions from the board. He will provide it to Alliance for review and distribution.
* Casey Clark presented estimates for the proposed pet area and it was decided to hold off on this at this time due to cost.
* Casey Clark presented a proposed 2021 meeting schedule and discussed moving all board meetings to video/tele conference.

Adjourn:

* Meeting adjourned at 6:17pm on a motion by Rob Smith and seconded by Gerald Broad.