STONE CREEK CANYON HOMEOWNERS’ ASSOCIATION

Minutes of Board of Directors Meeting May 11, 2021

Call to Order:

* The Board of Directors of Stone Creek Canyon Homeowners Association met via video/tele conference, on May 11, 2021. The meeting was called to order at 5:38 pm by Casey Clark.

Attendance / Quorum:

* Directors Rob Smith, Kimberley Rhodes, Deanna Scadden and Marc Shaw were in attendance. Other attendees included Casey 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, with additions and corrections, by Kim Rhodes seconded by Rob Smith.
* Minutes from March 25, 2021 were approved, with corrections, on a motion by Rob Smith and seconded by Marc Shaw.

Owners Forum:

* Rob Smith would like the board to research gym equipment options. Alliance agreed to get pricing and options and present to the board.
* Rob Smith requested an update on the stucco request that came up at the GMM; Alliance confirmed the request had been submitted and Casey agreed to review personally to determine if the repairs are required or determined should be held off on.
* Deanna Scadden requested an update on her driveway repairs. Alliance agreed to investigate the request and send the board an update.

Financial Report:

* Association continues to make progress on collection accounts that is contributing to increased income to the association.
* The swimming pool expenses are operating over budget; lingering bills from 2020 along with required health department upgrades to the electrical system of the pool.
* Alliance is going to investigate a miscalculation in common area maintenance and repair; there is a bill for roughly $700 that is not budgeted.
* YTD association is about $28,000 in the black.
* Reserve account is currently at $ 313,600 with a CD account of $19,700.
* Aged Receivables has 4 delinquent accounts; 2 in collections and two with minor balances.
* Financials approved by Rob Smith seconded by Kim Rhodes.

Manager/Board Report:

* Rob Smith requested a discussion on the proxy verification process; it was expressed that it was not necessary for Alliance to spend their time conducting this business due to there being no prior history of fraud. Alliance acted on this based on board request from the prior meeting and fraud accusation brought to our attention. Rob Smith also expressed concern from other residents about board members going door to door considering there is a no soliciting rule in the association. Casey stated that he would review the governing docs, review with legal counsel and we can report back to the board on when and how a verification process should take place.
* The board discussed the reinvestment fee; $800 reinvestment fee was adopted by motion by Rob Smith and seconded by Deanna Scadden.
* Alliance updated the board that the RFP for pool services was sent to the association; Rob Smith was the only resident that submitted a bid, his bid was competitive, and as such the bid was approved and we will proceed with his bid for pool maintenance this season.
* Rob Smith wanted to confirm that Alliance does not feel obligated to send out mass texts for general info such as missing packages. We can post these on Facebook or opt to not provide this service because it caused additional work for Alliance.
* Board reiterated that they are not going to approve the hot tub to be open year-round due to expenses and maintenance obligations.

Adjourn:

* Meeting adjourned at 6:22 pm on a motion by Kim Rhodes and seconded by Deanna Scadden.