

Stone Creek Canyon Homeowners' Association
Minutes of Board of Directors Meeting July 14th, 2022

Call to Order:

- The Board of Directors of Stone Creek Canyon Homeowners' Association met via Zoom, on July 14th, 2022. The meeting was called to order at 6:03pm.

Attendance / Quorum:

- Directors Rob Smith, Kim Rhodes, Deanna Scadden, Marjean Wayment, and Brandy Murphy were in attendance. Other attendees included Heather Gillespie and Stevie Gillespie of Alliance Property Management ("Alliance"). Quorum was established, with five of five directors in attendance.

Meeting Agenda:

- The meeting agenda was approved, with modifications, on a motion by Rob Smith, seconded by Kim Rhodes, no objections.

Minutes from December 10th, 2021:

- The previous meeting minutes were approved on a motion by Rob Smith, seconded by Kim Rhodes, no objections.

Owners' Forum:

- Solar panels - Kim Rhodes requested information on solar panels on individual units and a possibility of solar panels on the clubhouse. Alliance explained the responsibility of roof repair/replacement and problems with future homeowners. A proposal is welcomed for review and approval. Alliance is willing to research and obtain quotes. Some questions include: can this be considered legally a reserve expense and can the budget support the expenses for installation if not? Is membership approval required? Ability to loan on behalf of the association if the panels cannot be purchased outright needs to be determined.
- Window replacement - Rob Smith asked about where to start for window replacement. Alliance explained it would be an option to set a standard set of options to use and then the ACC request process would be implemented to be followed by anyone who wants to pursue replacement.
- Landscaping - Rob Smith asked about the main break/hole at the south entrance. Alliance explained that these repairs are scheduled to start Monday. All other weed control and regular maintenance items will be prioritized and addressed first and then we'll walk the property in August to proceed with special projects, such as bushes, replacement trees, etc. with a focus on drought-resistant plants. Consider additional landscaping funds during 2023 budget preparation. Marjean Wayment indicated a charge for her unit for landscaping services that were not rendered and asked about the process for verifying work reported to be completed. Alliance will watch for bills from Tuxedo that should be paid by the homeowner. Alliance will also follow up with Tuxedo about why Deanna's front yard was not replaced last year as it was indicated it would be.
- Parking - Truck from 16D abuses guest parking spaces by the clubhouse. Alliance will follow up on guest parking signs for spaces around the clubhouse. 28A also abuses the permit and guest parking spaces on the corner of Birch and Haven Creek Rds. Alliance asked the Board to report with pictures to Heather Gillespie and/or Stevie Gillespie in real time.
- The Board informed Alliance that the molding around the clubhouse door needs to be repaired and the Board asked about the bidding process for the painting of the clubhouse interior.

Financial Report:

- Alliance presented the financial report indicating income for June is over budget; expenses are under budget; pool expenses total is not accurate as only one invoice has come in so far this season; and the negative adjustment is a bankruptcy write-off. The Board asked about processing fees and who pays those. Alliance responded that we are set up to keep all fees on invoicing so the association doesn't absorb those fees and requested that if it seems different, the Board should let Alliance know so follow up can be done.
- Alliance presented current balances. Rob Smith asked about putting a portion of the reserves into a CD. Alliance will provide the information and requirements to the Board.
- Alliance presented delinquent accounts per June's report indicating the follow-up process is being followed to obtain those funds.
- The financials were approved on a motion by Rob Smith, seconded by Kim Rhodes, no objections.
- Rob Smith asked about valid licensing and Alliance agreed to follow up with AquaCate.

Manager's Report:

- Temporary fences/gates - The Board would like them pursued and removed or installed to match the current fencing through the proper ACC request process. Alliance will follow up during the next inspection.
- Pool area pergolas - Alliance explained the work being done on the pergolas and the status of the canopies.
- Midland Drive flower beds - Alliance will be working with Tuxedo on specialty projects like this and the mulch during August and September and will provide notice to residents of work intended.

Adjournment:

- The meeting was adjourned at 7:19pm on a motion by Rob Smith, seconded by Brandy Murphy, no objections.