

## STONE CREEK CANYON BOARD MEETING

Minutes of Board of Directors Meeting on November 10<sup>th</sup>, 2022, at 6:00 pm

### Call to Order:

- The Board of Directors of Stone Creek Canyon Homeowner Association met on November 10<sup>th</sup>, 2022, via Zoom. The meeting was called to order at 6:04 pm.

### Attendance / Quorum:

- Directors Kim Rhodes, Rob Smith, and Marjean Wayment were in attendance. Other attendees included Heather Gillespie and Stevie Gillespie of Alliance Property Management (“Alliance”). A quorum was established with three of five Directors in attendance.

### Agenda:

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

### Minutes:

- Minutes from July 14<sup>th</sup>, 2022, were approved on a motion by Kim Rhodes, seconded by Rob Smith, no objections.

### Owner’s Forum:

- A resident requested dusk to dawn lighting for the clubhouse; Alliance determined sensors are in place, but bulbs were not compatible with sensors. Alliance has coordinated to upgrade the bulbs.
- A resident requested consideration for a grandfathered assessment for elderly residents; Governing Docs prohibit varying association dues. Alliance agreed to follow up with resident request.

### Financials:

- Alliance presented YTD financials including budget comparative, balance sheet, and delinquency report. Alliance confirmed reserves are currently 54.8% funded per the most recent reserve study. Alliance provided an update on the collection account and confirmed they are meeting current payment arrangements.
- Financial Report approved on a motion by Rob Smith, seconded by Kim Rhodes, no objections.

### Board Forum & Manager Report:

- Alliance reviewed the CD account options; the previously proposed options only work with personal accounts. Alliance presents current options for business accounts and is pending 1 response from another local source. Alliance is recommending Utah First Credit Union; the Board would like to see staggering CD’s set up for periods of 18 months. CD set up and staggering accounts was approved by motion by Rob Smith, seconded by Kim Rhodes, no objections.
- Board would like to revisit Rules & Regulations to increase Fine Structure. Board would like to increase to \$75 for 2<sup>nd</sup> offense and \$100 for 3<sup>rd</sup> offense and 4<sup>th</sup> offense \$125. Alliance will review to meet statute requirements at GMM.
- Alliance presented quotes for installation of basketball court for single basketball hoop; quoted between \$4500-\$6500. Rob Smith motioned to approve installation of basketball court with single hoop, seconded by Marjean Wayment located between building 12 and 13. Alliance has agreed to build this into reserve expenses.
- Rob Smith has updated the SCC website to allow residents to sign up for snow removal assistance. Board requested Alliance send mass notification requesting volunteers for snow removal of driveways. Board will manage volunteers and residents requesting assistance.
- Alliance agreed to modify the Clubhouse Agreement to notify residents that deposit is non-refundable if helium balloons are caught in fans and maintenance is required to have them removed.
- Governing Document Revisions – Rental Restrictions. Alliance reviewed and updated Board on Statute exemption provisions and requirements associated with doc revision. Board agreed to reinforce current Rules & Regulations.

### Proposed 2023 Budget:

- Alliance presented the proposed 2023 budget. Alliance went over the reserve expenses, the reserve contribution, and increased landscaping costs. Kim Rhodes motioned to authorize an increase up to \$15/month seconded by Rob Smith, no objections. Alliance agreed to modify the budget with increased legal and professional, landscaping based on Tuxedo’s updated bid, and pet waste stations.

### Proposed Landscaping Estimates:

- Alliance presented six landscaping proposals and per the Board’s request, will reach out to Tuxedo to see what may be negotiated.

### Proposed 2023 Schedule:

- Board agreed to proposed 2023 schedule with 2 modifications, keeping Thursday’s at 6:00pm via Zoom.

Stone Creek Canyon- Thursday @ 6:00pm
February 9th
GMM March 30th @ 6:30pm
July 13th
October 26th

### Adjournment:

- The meeting was adjourned at 7:49pm on a motion by Rob Smith, seconded by Kim Rhodes, no objections.