

STONE CREEK CANYON HOMEOWNERS ASSOCIATION  
Minutes of General Membership Meeting January 30<sup>th</sup>, 2020

Call to Order:

- The General Membership meeting of Stone Creek Canyon Homeowners Association was held on January 30<sup>th</sup>, 2020. The meeting was called to order at 6:01 p m.

Attendance / Quorum:

- Directors Travis Taylor, Rob Smith, and Gerald Broad were in attendance. Other attendees included Casey Clark and Heather Gillespie of Alliance Property Management (“Alliance”). Residents present in person or by proxy included; Tony Anderson, Jodi Antonich, Marlene Baird, Patricia Baker, Steve Bell, Carolyn & John Benner, Kelly Bingham, Peters & Stephanie Bowen, Matthew Brown, Celle Asset Management, Romel Cuartelon, Tammy Duncan, Angela Fetters, Jeff & Teresa Fulton, Franceen Galbraith, Michelle Gallagher, Marcus Garcia, Gail Geiger, Ken Hamer, Craig Hansen, Daniel James, Lake Baikal LLC, David Lambertson, Lemon Family Trust, Ben Fatto, Veil Gluck, Jean Lisciandro, Barbara Little, Kimberly Lovato, Sara Manzanares, Kathleen McBride, Brooke Nelson, Jared & Jesse Nelson, Kurt Park, Kara Paul, Landon & Aubrey Peterson, Lloyd Peterson, Spencer Poulson, Kimberly Rhodes, Yvonne Rodgers, S&E Investments, Lynda & James Scadden, Deanna Scadden, Elise Shaw, Thomas Smith, Tresa Smith, Triver Stephensen, Syringa Financial Corp, Mitsuru Takeda, Cerissa Thompson, John Tomaz, James Vandenaker, and Marjeen Wayment. A quorum was established, per the governing doc requirements.

Agenda/Minutes:

- Agenda was motioned for approval by Travis Taylor and seconded by Gerald Broad.
- Minutes were unavailable due to Alliance Property Management taking over mid-year.

Financial Report:

- Alliance presented the 2020 budget; the board reviewed the budget extensively and cut costs on every line item that they could. The board voted to keep Tuxedo has the landscaping vendor even though they were one of the higher bids due to the quality provided and the expectations of the association. The budget was circulated in year-end packets and can be found on the website as well.
- Alliance explained the West Haven Special District pass through of \$33/month; this was a cost the residents were paying directly to West Haven but as of January 1<sup>st</sup>, 2020 the bill is being paid by the HOA and is a direct pass through to the residents. The association dues increased from \$171/month to \$225/month however \$33 of this is for sewer expenses that were already being paid by residents.
- Alliance presented the reserve study summary and current balance; the association currently has approximately \$202,000 in reserves. The most recent reserve study was conducted in 2019 and recommends the association have approximately \$697,000. The reserve study is conducted by a third-party vendor; the study is based on the financial and maintenance obligations of the association and is intended to prepare for current and future expenses of the community. This can be found on the website and Alliance is willing to have a one on one meeting to review with any resident that requests to do so.
- Management and the board have a goal to fund the reserves by cutting costs, increasing dues when necessary and reassigning some maintenance responsibilities in order to avoid special assessments; these special assessments can be a burden to those individuals who are not financially prepared for them. The board and management are doing their best to act on the best interests of the community and residents while still meeting their obligations for the future.
- The association continues to play catch up on reserves and operations dues to previous mismanagement of the association; the dues were low for too long, managements prices were increasing without operation income increasing, and funds were not being set aside in reserve to prepare for current and future expenses.

Manager/ Board Report & Owner's Forum:

- Steve Bell expressed frustration and concern regarding the high association dues; stating that other associations are much lower and have similar amenities. Alliance explained that they could be newer properties that will increase, they could not be funding the reserves properly, they could have stayed caught up from the beginning and without performing a detailed analysis of these other associations and presenting a comparison we have not way of accurately discussing comparisons.
- Steve Bell expressed frustration over the parking fees as this should be a included amenity that is covered by the association dues and not an additional cost. The board and management explained that there is limited parking, the revenue brought in helps offset other costs, and the parking has been revisited multiple times with the board and other residents; we are continuing to make changes and best efforts to have the parking enforced and maintained properly.

- Teresa Fulton stated that she heard extra parking was overlooked when the community as being developed by the final developer; Travis Taylor stated this was not the fact and that the plans never altered from the original developer.
- Theresa requested that the pool/hot tub remain open longer into the season; the board and management explained that all this comes at an added cost, but we could look into the costs and determine if it makes sense for the association.
- Multiple owners expressed concern over losing snow removal of driveways; the board and management explained that the snow removal of driveways is a very large expense and when reviewing the budget and trying to maintain a reasonable increase it was determined that removing the service of snow removal of the driveways was a good way of cutting operating costs.
- Deanna Scadden expressed concern over the responsibility of the concrete; does not feel it is a burden the individual owners should have to have and that it should remain the responsibility of the association to maintain and replace. The board and management explained that driveways get abused and cause them to crack or become damaged prematurely; this is also a good way to help keep costs low for the association which helps offset increased dues and potential special assessments.
- Rob Smith reviewed the 2020 budget in detail with the residents to address any questions that they had; during this time the pool expenses, clubhouse expenses, management fees, and landscaping were reviewed in detail.
- Kelly Bingham expressed concern over the pool expenses; he would like the board and community to consider other options to help cut costs for the pool. The board and management explained the responsibility of the CPO, health department requirements, and that this is bid each year as well. The board agreed to review this line item for any cost saving options. It was also mentioned that the association could adjust the lighting for the pool area; this may not be a viable option as it may not be safe to leave the area dark during off season.
- Resident asked if it was an option to get rid of the internet at the clubhouse, but it has to be there in order for the key fobs and security cameras to work.
- A resident explained that in a family members HOA that they recently issued a \$9000 special assessment per home and that it is best to prepare for the future as this large of an assessment could and would put many people out of their home.
- During the owner's forum and manager's report tension was high and there were several moments that escalated during this time Alliance put in their notice to terminate due to the pressures and actions of the association Alliance felt that they may not be properly suited to serve the community any further. During this time Steve Bell expressed interest in serving on the board and wanting to review items as he felt that there must be a way to lower costs and continue offering all services such as snow removal and concrete repair/replace. Also, during this time Travis Taylor, a current board member, resigned; seeing that there was interest in being on the board by multiple individuals he felt it was best for him to resign and let other residents have the opportunity to serve.
- Rob Smith began chairing the meet during this time; he explained to the members that the association has established a reputation of being difficult with management companies and landscapers. They have had multiple management companies and vendors in the past that were not properly doing their job and that Alliance has eased the stress of the board but continue to work with them continually on the community. Multiple residents expressed desire to keep Alliance as a management company; ultimately it was voted on to keep Alliance and they agreed to stay on as the management company.
- Kelly Bingham explained that the residents would like to have more involvement and updates on the boards and managements tasks and potential changes; everyone was encouraged to attend the board meetings, reach out with questions, visit the website and engage. The board also agreed to take this into consideration as things are discussed and considered.

#### Election of New Officers:

- Current board members; Rob Smith, Marc Shaw, Gerald Broad, and Travis Taylor. Debbie Samples resigned from the board mid-2019. Travis Taylor resigned during the meeting and has one year remaining on his term. Rob Smith is up on his three-year term and stated he would be interested in running again to remain on the board.
- Steve Bell, Deanna Scadden, Rob Smith and Kimberley Rhodes were nominated. Each nominee took a moment to introduce themselves and give the residents an idea of why they would be a good nominee.
- Ballots were collected from all residents present along with proxy votes; Rob Smith, Kimberley Rhodes and Steve Bell were elected as the new board members.

#### Adjourn:

- The meeting was adjourned at 8:02pm motion made by Rob SMITH and seconded by Kimberley Rhodes.