

STONE CREEK CANYON HOMEOWNERS' ASSOCIATION
Minutes of General Membership Meeting March 24th, 2022

Call to Order:

- The General Membership meeting of Stone Creek Canyon Homeowners Association was held in person at the Stone Creek Canyon Clubhouse on March 24th, 2022. The meeting was called to order at 6:33 pm.

Attendance / Quorum:

- Directors Rob Smith, Kimberley Rhodes, and Deanna Scadden were in attendance. Other attendees included Heather Gillespie, Asillin Clark and Stevie Gillespie of Alliance Property Management ("Alliance"). Residents present in person included: Christopher Barney, Joseph Barrick, Judy Boren, Scott Chadwick, Joyce Davidson, Laurie Donaldson, Angela Feters, Franceen (Frankie) Galbraith, Michelle Gallagher, Gail Geiger, Craig Hansen, Emily Ivins, Edward Keough, Laurence Limlengco, Kathleen McBride, Marcus Mecham, Loreen Monahan, Brandy Murphy, Debra Petersen, Anthony Quinn, Katherine Reeder, David Shelton, Jonathan Trujillo, Marjean Wayment, Bianca Williams. Residents via Proxy included: Brian Pollett, Brooke Nelson, Teresa Fulton, Kara Paul, Lloyd Peterson, Sharon & Custer Fisher, Jay Barnett, Barbara Little, Gerald Broad, Jill Lanagan.
- Roll call received and quorum verified by Stevie Gillespie.

Meeting Notice/Minutes:

- Meeting notice was confirmed to have been provided as required on a motion by Rob Smith, seconded by Brandy Murphy, no objections.
- Minutes from the General Membership Meeting held March 25th, 2021, were approved on a motion by Rob Smith, seconded by Marjean Wayment, no objections.

Manager Report:

- Items Alliance has been working on for the association include renewing the contract with Tuxedo, installing street signs, replacing the pool heater, bidding out insurance, and allocating money to a landscaping fund that is at about \$25,000.
- Focus points for this year include mulch replacement, tree replacement, flower bed upkeep, concrete work, additional street signs and address placard solutions, and clubhouse improvements.

Financial Report:

- Alliance presented the 2022 budget explaining how the monthly dues are divvied up to cover operational expenses.
- Alliance informed the membership about the purpose and status of their updated reserve study indicating that the association is only about 47% funded.
- The financials were approved on a motion by Rob Smith, seconded by Wayne Anderson (Jill Lanagan's proxy holder), no objections.

Owners Forum:

- Many residents voiced concern with the snow removal of driveways no longer being done. The board stated they would be willing to work with residents to put a volunteer list together for those needing services. Residents were also encouraged to utilize the HOA's Facebook page when assistance is needed or can be provided.
- Dryer vents – The membership asked if there was any indication to how many units were actually affected and what the varying costs range from for possible repairs. Alliance informed everyone that it is unknown at this time which buildings/units are affected because different sections of the HOA had been built by different builders. Alliance informed the membership that there has been confirmation that some units were not affected, but due to the extensive costs of inspections, the HOA is unable to pursue HOA-wide inspections to determine the extent.
- Address numbers – A resident brought forward code compliance as well as general safety concerns surrounding some of the address placards that are unreadable from the street. Alliance informed the membership that along with the board they are actively looking into solutions to make the numbers more readable from the street. The association passed all required inspections at the time of development which granted the HOA its occupancy permits and grandfathered in these elements, and nothing is being required of the association at this time.
- Adults-only pool time – Alliance informed the membership that it is illegal to separate out the time in this way.
- Extension of pool hours – Alliance revisited this topic reminding the membership that this comes up every year and after intensive analysis of the budget, the additional costs related to either lengthening the pool hours daily or extending the season later into the year is not something that the HOA can accommodate.
- ACC requests – The membership asked about the addition of aesthetic items related to modifications to which Alliance replied that ACC requests would be required.
- It was reported that the west entrance lights still are not working properly – Alliance will follow up with the electrician who repaired these.
- Several items were brought up by residents in regard to aesthetic maintenance issues on the property, they were encouraged to follow the normal process and submit maintenance requests to get their items addressed.
- The Owners Forum was closed on a motion by Rob Smith, seconded by Wayne Anderson (Jill Lanagan's proxy holder), no objections.

Election of New Officers:

- Alliance informed the membership of the 2 open Board Member positions and explained the responsibilities of the positions before opening the floor to nominations.
- Marjean Wayment was nominated by Rob Smith, seconded by Joyce Davidson. Marjean Wayment accepted the nomination.
- Debra Petersen nominated herself, seconded by Joyce Davidson.
- Brandy Murphy was nominated by Kimberley Rhodes, seconded by Rob Smith. Brandy Murphy accepted the nomination.
- Franceen (Frankie) Galbraith was nominated by Angie Fetters and accepted the nomination.
- A private ballot collection was tallied by Alliance in view of the current Board Members. Brandy Murphy and Marjean Wayment received the most votes. Brandy Murphy accepted the term from 2022-2024. Marjean Wayment accepted the term from 2022-2025.

Adjournment:

- The meeting was adjourned at 7:42pm on a motion made by Rob Smith, seconded by Brandy Murphy, no objections.