STONE CREEK CANYON HOMEOWNERS ASSOCIATION

Minutes of Board of Directors Meeting of November 6th, 2019

Call to Order:

* The Board of Directors of Stone Creek Canyon Homeowners Association met on November 6th, 2019.

Attendance / Quorum:

* Directors Travis Taylor, Rob Smith, and Marc Shaw were in attendance. Other attendees included Casey Clark and Heather Gillespie of Alliance Property Management (“Alliance”). Residents in attendance include Kim Rhodes, Teresa Fulton, and Gail Geiger. A quorum was established, with three of five Directors in attendance.

Agenda/Minutes:

* Agenda was motioned for approval by Travis Taylor and seconded by Rob Smith.
* Minutes from September 17th, 2019 were approved by Travis Taylor and seconded by Rob Smith.

Owners Forum:

* Kim Rhodes inquired if there would be an increase in dues for 2020. Casey confirmed that the dues will increase due to increased cost and due to West Haven sewer district change of billing ($33+). The other primary concern is funding reserves to avoid levying huge special assessments. The HOA is currently less than 50% of what the reserve study calls for. Alliance explained the process of the reserve study and we are less than 30% than what we should be by this time. Also, need to find vendors that are competitive but meet the expectations of residents.
* Gail Geiger stated they have a right as a resident to discuss and decide if they want to lessen the maintenance requirements. Casey Clark said he can’t provide legal advice and there are statues that need to be met. He also explained the process of the GMM and the election process.
* Theresa stated that mostly everyone is on a budget; so how can the board make this decision without the residents getting any input? The increase will be announced later in the year as soon as the budget has been adopted. Theresa used to self-manage and a property management is a huge overhead. Casey responded that the board members are elected just like a city council; you have a say in who you elect, and they represent the budget. The board members are making very difficult decisions and are still obligated to pay the dues just like all the residents.
* There is currently $200,000 in reserves and the study shows the association should be at $697,975 by this time to be fully funded. They have not been funding at large enough amounts for the last few years.
* Rob explained that the dues stayed at $90 for too long and then at Western we had to increase to start funding reserves and to help offset increased landscaping, due to the request of the residents wanting better landscaping quality. We are trying to avoid a special assessment of $10,000 for new roofs, etc. Rob explained that we will look at cutting costs for quality if we feel it is necessary.
* Travis stated the association is here financially because the original builder set up with FCS, and let them do what they wanted and bled the association dry with increased costs and no dues increase. Everyone was to blame for that because the board and residents didn’t do anything about that. Theresa talked to Scott and was frustrated but as explained, we are trying to play catch up.
* Casey appreciated everyone’s input, unfortunately the past cannot be changed, and we now have to set expectations and pay for those expectations. Travis explains that a lot of progress has been made but we are still behind. Rob stated that we want to avoid a special assessment. Theresa asked to take into consideration to keep the increase as low as possible for the budgets of residents.
* Casey concluded Alliance will consider an additional general membership meeting. For the annual meeting we will send a mailer and electronic notice for that meeting and all other meetings will be posted online only. Personal cost, cost of time, board meetings, cost of mailers, and notifications are all things the board has to take into consideration when planning additional meetings.
* Owner forum closed at 6:26 p.m. and Casey explained that members are always welcome to the board meetings for the owner forum.

Financial Report:

* Provided for September 2019; explained over budget due to pool, management fee, water, and sewer. Reviewed balance sheet and updated the board on the move to high yield savings. Reviewed Aged Receivable; five owners in collections and twelve on AR total. Reviewed in detail each account and today there are two payment arrangements and five in collections. Syringa Corp; did not comply with their agreement to pay off balance per last meeting.
* Motion to approve financial report by Marc Shaw and seconded by Rob Smith.

Landscaping Estimates:

* Reviewed Graham; online presence, many years, met in person, good references.
* Rob stated that the residents have high expectations for landscaping throughout the property, so we need to take that into consideration when selecting a vendor. Bad landscaping also hurts home values; the board discussed the budget and a $10 a door for landscaping.
* It was $171; $33 for West Haven and an additional $15 if we keep tuxedo or an additional $6 if we go with Graham.
* Increase to $225-$33=$192 with a $21 / increase you are getting an extra this year so we can do our best to avoid an increase in 2021.
* Motion to approve $225 by Rob Smith, Travis Taylor and Marc Shaw approve budget.

Manager Report & Board Action:

* Casey agreed to confirm we are conducting threshold funding with the reserve study.
* Travis suggests sending out another survey regarding increased dues and landscaping to get resident input; Rob agreed to work up and send out a survey.
* Alliance is proposing three year 3% with termination for cause agreement for landscaping contracts; Marc, Rob, and Travis agreed unanimously.

2020 Meeting Schedule:

* GMM January 30th at 6:00 p.m. board meeting at 5:00 p.m.
* June 11th @ 5:00 p.m.
* November 19th @ 5:00 p.m.

Adjourned meeting at 7:21pm motioned by Marc Shaw and seconded by Travis Taylor.