STONE CREEK CANYON HOMEOWNERS ASSOCIATION

Minutes of Board of Directors Meeting of August 19, 2020

Call to Order:

* The Board of Directors of Stone Creek Canyon Homeowners Association met, via Zoom, on August 19, 2020. The meeting was called to order at 5:32 pm by Rob Smith.

Attendance / Quorum:

* Directors Rob Smith, Kim Rhodes, and Gerald Broad were in attendance. Other attendees included Casey Clark and Heather Gillespie of Alliance Property Management (“Alliance”). A quorum was established, with three of five Directors in attendance.

Agenda/Minutes:

* Agenda was motioned for approval by Rob Smith and seconded by Gerald Broad.
* Minutes from November 16th, 2019 and January 30th, 2020 executive meeting were approved by Rob Smith and seconded by Gerald Broad.

Owners Forum:

* Rob Smith expressed concern about the cleanliness of the community, pool area and clubhouse. The board would like to draft a letter to the residents; Alliance agreed to review and circulate the letter once the board has provided the draft.
* The board expressed concern about renters not being notified of the rules and regulations of the community or being properly enforced. Casey Clark explained that a renter restriction would need to be in a governing doc revision and voted upon by the membership, but renters are obligated to abide by all governing docs, rules and regulations of the association.
* Rob Smith mentioned that residents have approached him about keeping the pool open through the month of September; the board reviewing the financials and approved to keep the pool open until September 27th, weather permitting. Rob Smith motioned to approve, seconded by Gerald Broad.

Financials:

* The board met with Tuxedo Landscaping and approved them to remove and replace many bushes, trees and do a large cleanup of the property.
* Alliance presented the financials through June 2020; the association is showing above budget on revenue due to closing out and collecting on files that were turned over to collections. Slightly over budget on utilities and basic expenses, YTD showing a surplus but there have been pool expenses that have not been accounted for as well as the unexpected additional income from collections. This will be moved into reserves at the end of year budget permitting.
* Aged Receivables: there are 4 accounts in collections and 8 accounts delinquent. Alliance agreed to get a collection update report sent to the board via email.
* Financial report was approved by Rob Smith and seconded by Gerald Broad.

Manager/Board Report:

* The board had expressed interest in building in pet areas; Alliance agreed to review some options and expenses and report back to the board.
* Alliance requested that the board sign and notarize the approved governing doc amendments; once signed and notarized Alliance will have the documents recorded and published for the residents.

Adjourned meeting at 6:17pm motioned by Rob Smith and seconded by Gerald Broad.