

# STONE CREEK CANYON GENERAL MEMBERSHIP MEETING



**MARCH 6<sup>TH</sup>, 2025  
AT 6:30PM**

**PRESENTED BY  
ALLIANCE PROPERTY MANAGEMENT**

# ROLL CALL / QUORUM

## HOA QUORUM REQUIREMENT:

The presence of any Owners/Proxy Holders constitutes quorum.

## MEETING AGENDA

1. Roll Call / Quorum
2. Agenda
3. Meeting Notice
4. Previous Minutes – 2/15/2024
5. Management Report
6. Financial Report
  - a. 2025 Budget & Assessment
  - b. Reserve Summary Review
7. Owner Forum
8. Board Election
9. Adjournment

## MEETING NOTICE

### HOA NOTICE REQUIREMENT:

15-60 days prior to GMM

### NOTICE SENT OUT:

2/6/2025  
29 days prior

## MEETING MINUTES

### MINUTES FROM 02/15/2024:

Refer to handout

# MANAGEMENT REPORT

## 2025 Projects

- Wooden Gable Fixtures
- Pool Perimeter Fence
- Pool Shower Wall Cleanup
- Rear Clubhouse Steps
- Window Kits on Rear Clubhouse Doors
- Asphalt Maintenance
- Concrete Repairs

## Renewals

**Insurance:** Policy with Auto Owners through the Buckner Company renewed for 2025-2026 year.

**Landscaping:** Still on multi-year contract with Tuxedo.

**Pool/Spa:** Bidding out for 2025 pool season.

# MANAGEMENT REPORT CONTINUED

## REMINDERS

### Garbage and Recycling:

- Do not leave clubhouse garbage next to mail area can. Utilize garbage cans in pool area (access through clubhouse rear doors).
- Ace Disposal allows for stickers to mark your garbage cans. If you wish to mark them, please use standard address number stickers with a white background and black lettering. You can put your building number and your unit to identify your cans (ex. 4495 D).

### Parking:

- Residents are not permitted to park in Visitor Stalls. Please reach out to Alliance for 3-Day and Monthly Parking Permits if needed.

## HOMEOWNER PORTAL

[www.apmutah.com](http://www.apmutah.com) > HOA > HOA Login

Submit & Review Status of Maintenance Requests

Setup, Schedule, or Modify Online Payments

Submit Architectural Review Requests

Access HOA Governing Docs  
& Insurance Info

# FINANCIAL REPORT

Monthly Assessment  
\$255/mo.

**\$56.30** to Utilities

*Garbage removal, sewer, common area utilities*

**\$97.76** to Operating Expenses

*Landscaping/yard maintenance, sprinkler repairs, swimming pool maintenance, clubhouse maintenance, general repairs, snow removal*

**\$19.08** to HOA Insurance

**\$24.35** to Administrative Expenses

*Accounting and taxes, bank fees, licensing, legal costs, supplies and postage, management fee, operating contingency, etc.*

**\$62.28** to Reserve Funding

**-\$4.77** Parking Income Adjustment

## Reserve Study Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded
2025	\$1,494,282	\$668,971	45%
2026	\$1,522,000	\$722,921	47%
2027	\$1,722,060	\$946,305	55%
2028	\$1,935,690	\$1,182,524	61%
2029	\$1,814,453	\$1,091,273	60%
2030	\$1,963,899	\$1,266,744	65%

Reserve Balance as of  
January 1<sup>st</sup>, 2025  
**\$797,389**

Recommended 2025  
Reserve Balance  
**\$1,494,282**

Approximately  
**53.36% Funded**

# OWNER FORUM



# BOARD ELECTIONS

**Jacque  
Hanson**

2024-2027  
(3-year term)

**Anthony  
Quinn**

2024-2027  
(3-year term)

**Rob Smith**

2023-2026  
(3-year term)

**Kim  
Rhodes**

2023-2026  
(3-year term)

## RESPONSIBILITIES

- Represent the community as whole and put the interests of the association above your own personal interests.
- Attend and engage in quarterly board meetings.
- Oversee and review management tasks such as monthly financial statements and board meeting action items.
- Review and approve Architectural Review Requests and large-ticket association maintenance items.
- Actively engage in property oversight such as potentially hazardous conditions or violations and direct them to Alliance.

**OPEN**

(Marjean Wayment)

2025-2028

(3-year term)

## NOMINEES

- Terry Jensen
- Marjean Wayment
- Burt Weed

# Thank you



Please visit our website for more information at  
[www.apmutah.com](http://www.apmutah.com)  
or email any questions to [info@apmutah.com](mailto:info@apmutah.com)

We appreciate your participation!

-Alliance Property Management &  
The Stone Creek Canyon HOA Board Members