

STONE CREEK CANYON HOMEOWNERS' ASSOCIATION  
Minutes of General Membership Meeting April 6<sup>th</sup>, 2023

Call to Order:

- The General Membership meeting of Stone Creek Canyon Homeowners Association was held in person at the Stone Creek Canyon Clubhouse on April 6<sup>th</sup>, 2023. The meeting was called to order at 6:32pm.

Attendance / Quorum:

- Directors Rob Smith, Kim Rhodes, Brandy Murphy, and Marjean Wayment were in attendance. Other attendees included Heather Gillespie, Stevie Gillespie, and Emily Kelsey of Alliance Property Management ("Alliance"). Residents present in person included: Christopher Barney, Joseph Barrick, Judy Boren, Cindy Chamberlain, Trenton Condie, Joyce Davidson, Laurie Donaldson, Angela Fetters, Franceen (Frankie) Galbraith, Gail Geiger, Jacqueline Hansen, Lisa Johansen, Stacie Kirkland, Kathleen McBride, Brock McCashland, Trent McKain, Suzanne Mendez, David Meza, Debra Petersen, Anthony Quinn, Delmar Raey, Katherine Reeder, Christie Roper, Burton Weed, Bianca Williams, Oksana Zapassoff. Residents via Proxy included: Tammy Duncan and Michelle Evans. Roll call received and quorum verified.

Meeting Agenda/Notice/Minutes:

- Meeting agenda approved on a motion by Rob Smith, seconded by Kim Rhodes, no objections.
- Meeting notice deemed sufficient on a motion by Rob Smith, seconded by Anthony Quinn, no objections.
- Minutes from the General Membership Meeting held March 24<sup>th</sup>, 2022, approved on a motion by Rob Smith, seconded by Marjean Wayment, no objections.

Manager Report:

- Alliance reviewed where the residents can find governing documents on their portals including the new Rules & Regulations that were recently revised.
- Alliance reviewed the new parking permits and stalls along with the new parking rules. Alliance also informed the residents of the striping to be done on the small stall next to permit stall 1 as well as the handicap space and ramp near the clubhouse.
- Alliance announced the installation of 4 new animal waste stations in the community and the installation of a half-size basketball court in 2023.
- Alliance explained the bid process for landscaping; explained landscaping quality expectations, and the history of vendors on the property.
- Alliance discussed concerns of flooding, insurance, and precautions directing the homeowners to refer to their own insurance companies, the HOA's Maintenance Resolution, and to contact Alliance with any specific questions.

Financial Report:

- Alliance presented the current reserve study and current reserve balance explaining the importance of the reserve funds, the purpose of the study, and the goal to be at 75% funded to help ensure the HOA is prepared for large maintenance projects.
- Alliance presented the 2023 budget and breakdown of the monthly HOA dues.
- The financial report was approved on a motion by Brandy Murphy, seconded by Rob Smith, no objections.
- The 2023 budget and assessment were ratified on a motion by Rob Smith, seconded by Brandy Murphy, no objections.

Owners Forum:

- Noise concerns regarding animals and motorcycles were received. Alliance encouraged residents to submit complaints in writing to Alliance directly at [info@apmutah.com](mailto:info@apmutah.com) and then Alliance can follow up with direct complaints.
- Questions were posed about landscaping improvements/repairs, watering timers, and replacements of trees/shrubs that were removed last year. Alliance explained that they will be walking the property with Tuxedo and setting up a plan for watering, tree replacement, bush replacement, and sod replacement. All residents were encouraged to submit maintenance requests with specific concerns so Alliance can ensure they are evaluated.
- Questions posed about pool guest limits, resident accompaniment requirements, and extending closing time to 11pm. Alliance confirmed that there is no current guest limit for pool usage; that residents are required to accompany all guests to the pool for the duration of the pool visit; and that noise ordinances do not allow for extending the pool hours past 10pm.
- Concerns of animal waste in the breezeway that is used to go between Haven and Cross Creek Roads were brought forward. Alliance explained that they are working on a resolution to help reduce animal waste and damage from foot traffic.

Election of New Officers:

- Alliance informed the membership of the 2 open Board Member positions, each 3-year terms, and explained the responsibilities of the Board before opening the floor to nominations.
- Angela Fetters nominated Rob Smith, who accepted; Frankie Galbraith nominated Kim Rhodes, who accepted; Bianca Williams nominated Anthony Quinn, who accepted.
- A private ballot collection was tallied by Alliance. Rob Smith and Kim Rhodes were re-elected to the Board for the 2023-2026 term.

Adjournment:

- The meeting was adjourned at 7:54pm on a motion made by Rob Smith, seconded by Brandy Murphy, no objections.

**THE STONE CREEK CANYON HOMEOWNERS' ASSOCIATION  
GENERAL PROXY**

The person or persons signing this proxy (referred to as "Unit Owner"), own(s) the unit or units listed below at The Stone Creek Canyon Homeowners' Association, West Haven, Utah.

The Unit Owner is a member of The Stone Creek Canyon Homeowners Association, (referred to as "Association.").

The Unit Owner gives this proxy to \_\_\_\_\_ (herein referred to as "Proxy Holder"). If no name is specified, Unit Owner gives this proxy to the Chairperson of the Association.

Except as limited in this proxy, the Proxy Holder is authorized to speak, vote, and act on behalf of the Unit Owner, at meetings of the Association, with the same rights and powers that the Unit Owner would have if the Unit Owner attended in person.

In exercising the powers under this proxy, the Proxy Holder is directed to vote and act in the manner they consider to be in the best interest of the Unit Owner and the Association.

This proxy will not take effect until it is delivered to the Association before or at a meeting at which it is to be used.

This proxy revokes any earlier proxies that may have been given by the Unit owner.

This proxy expires 11 months from the day it is signed.

This proxy may not be used if:

- The Unit Owner is present in person at a meeting of the Association. If the Unit Owner is present, he or she, and not the Proxy Holder may vote, but the proxy is not cancelled and may be used at other meetings.
- The Unit Owner revokes the proxy by giving written notice to the Association.
- The Unit Owner signs another proxy in favor of someone else, which is dated after the date of this proxy, in which case this proxy is revoked.

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Designation of Unit or Units Owned by Unit Owner

\_\_\_\_\_  
Unit Owner Signature(s)

\_\_\_\_\_  
Unit Owner Name(s) Printed