**Stone Creek Board of Directors Meeting 30 - September – 2023**

**Zoom Meeting called to order at 2:09 PM**

**Attendance:**

**Board Members: Stone Creek Owners:**

**Mike Bach Beth Greger**

**Wil Brown Doug Peterson**

**Steve Buschhorn Diane Cadwell**

**Duke Dow Dan Rolfe**

**Yvonne Egavian Patrick Pinnell**

 **Chad Cadwell**

**Meeting was called to order and attending Owners were given up to 2 minutes to bring to the Boards attention anything related to Stone Creek.**

1. **Financial report/ update:**

**Donna reviewed financial report: Expect better than cash disbursements to come. Expenses on budget with exception of Thurston late expense receipts. Recycling charges approximately $200 more per month. $31,125.00 allocated balance remaining currently budgeted for plumbing. Depending upon RFP receipts for current plumbing, the hope is to correct current plumbing issues without further funding. Capital Reserve $45,000.00 special assessment, capital assessment income $11,000.00. Note $23,625.00 budgeted for sewer clean-not yet done.**

1. **Safeguard in place to protect Stone Creek financial assets: Currently we are insured for $130,000 Directors and Officers with insurance company. Donna also has insurance for her/our protection. D&O insurance certificate for Board is on file; considering whether or not to put on website. Current payables are finalized every two weeks, with a limit of $10,000 a day. Two signers on account are Mike Bach & Yvonne Egavian. Action Item: Determine the limit on account for amount of money for signers. Also, confirm that 2 signers are required for checks over $10,000 limit agreed by Board. Recommend that Treasurer notify bank that no inter lobby transactions such as drafts, cashier checks, counter checks, money orders or withdrawals are permitted on this account.**
2. **Snow removal update: Reviewed RFP and both bids received. Motion was made by Wil Brown and seconded by Duke Dow and Board unanimous in hiring Brandon Toms (Man of the People, LLC) @ $5100.00 bid for the season. Not including hand shoveling, clearing roof or hauling snow off property. Balance of budget to be accrued for hand shoveling, etc. as the snow fall of the season dictates.**

1. **Parking / Rules & Regulations proposed Changes:**

**Deep discussion surrounding suggested plan to finalize/ implement new rules regarding Stone Creek parking, to commence 22-Nov-2023. Board members offered feedback and ideas and feedback was heard from Stone Creek Owners. Agreed to further discussion of ideas and next steps at a special meeting, to be held 10/5/23.**

1. **Recycling initiative by TOA**

**Discussion occurred around TOA mandate to implement recycling. It was recognized this initiative is likely to require additional operating budget. Was agreed to review other haulers to see if their offer to ensure the balance between cost and service to Stone Creek community. Concern is that incumbent hauler feels SC will need additional budget for fines. Key questions from Board surround:**

1. **Who is going to enforce TOA/ Hauler? STR and recycling issues. If the dump is not inside the TOA is there any enforcement issues for haulers or us at the point of disposal.**
2. **Implementation, space, sorting, overflow at Stone Creek made recycling hard to work in the past without a tremendous amount of involvement from Bob E.**

**Key deadline is 1-November-23 for Stone Creek to have a recycle contract in place. TOA has offered to assist Yvonne / Mike by providing their education initiative tools and resources with a belief this will help our community gain commitment to proper sorting.**

1. **Plumbing Update:**

**Steve provided current update. Bid requests are made of 3 suppliers to ensure best balance of cost and quality. Bob Edelbeck has offered to meet with vendors assuming they schedule before he leaves for season. Backflow inspection test reports to submit to water district. We need a copy of those test reports for our records.**

1. **Fascia / Roof repair**

**As a result of the fascia condition brought to our attention by the painter this summer, we need to do a major update to fascia. It was estimated that 70%+ of the current fascia is deteriorated beyond an ability to hold a coat of paint. Several current holes in the fascia are evident. There is concern that the understructure may need to be checked to ensure it wasn’t compromised. We agreed to bring in Horn Bros, the initial installer of the roof, to give us an assessment of the roof condition and issues as relates to roof removal to replace fascia. The relationship with Horn Bros is held by Shirley Ritland who has agreed to spearhead getting Horn Brothers out for a look-see and to provide SC an estimate. As of 30-Sept we do not have a firm estimate but it is believed we’ll have one within a week.**

**Once the bid is received, depending upon its information level, we intend to use information surrounding the roof to get at least 2 more bids for the Board review. It is unlikely the Board will be able to receive the required bids, have a proper discussion and determine an Owner assessment level in time to have the work done in calendar year 2023.**

**Parking Rules and Regulations special meeting was agreed. Mike to send calendar invite.**

**Meeting was adjourned at 9:25pm MT.**

**Yvonne Egavian**

**Secretary / Treasurer**