

STONECREEK CONDOMINIUMS
ANNUAL HOMEOWNER'S MEETING
MARCH 29, 2003
COMMON AREA – 5:00 P..M.

Meeting was called to order at 5:05 p.m. by Kookie Ritland, President. There were eighteen people in attendance, representing owners of 15 units, with 7 proxies received. The minutes were read by all in attendance and approved by Arlyn Berlinghof and seconded by Norma Schlosser.

Claire Rogers, our Bookkeeper reviewed the budget and reserve fund. Motion was made to accept the budget by Peter Vandenoort , seconded by Stan Schlosser and unanimously accepted by the attendants.

There was a detailed discussion of our lawsuit pending against Brandon Outlaw and the meeting which took place at the Courthouse on March 26th attended by Shirley Ritland, Stan Schlosser and Larry Perry. Outlaw did not raise the \$450,000 required and the Court has given him another 60 days. Until this is resolved, our Association is unable to pursue a lawsuit against Poppleton. A deposition will take place on Wednesday, May ~~12th~~ /4.

There was a detailed discussion regarding the replacement of the roof. It was determined that it is necessary to replace the roof this summer in order to avoid additional maintenance problems if we postpone it until the following winter. Kevin Kanan and Larry Perry will research costs involved. It is hoped that the cost will come in under \$150,000. There was discussion as to whether an assessment of each owner would be preferable to a loan undertaken by the Association. By unanimous vote, it was decided that an assessment would be preferable since an individual home equity loan would be less costly than a loan taken out by the Association. Each assessment would be pro-rated according to the square footage of each individual unit. It was decided that if a unit is sold during this time, the owner who incurred the cost of the assessment would have that amount reimbursed upon sale of unit.

Kookie Ritland announced that all garden pruning has been completed She further informed the attendants that all windows on the south side will be cleaned.

There was discussion of dog damage on our property and care should be taken to clean up after your pet.

Regarding parking issues, it is important that when renting your unit, tenants should be informed that there is only one parking space designated to that unit. Also, it is important to inform renters to respect all the rules of the Common area. It was suggested by Kookie Ritland that owners pitch in this summer in sprucing up the Common area by painting and doing minor repairs in order to save on maintenance costs. Keven Kanan and Larry Perry will repair the entry sign and, perhaps, during the course of about three weekends, many other areas can be made more attractive.

Discussion was held regarding the car that was left in the parking lot and had to be towed. According to Kookie Ritland's investigation, the police would not remove it, nor was she allowed to enter or confiscate it. After a few months time, it was towed at an expense of \$125; there was no choice but to incur the expense.

Kookie Ritland has asked that the owner of each unit be sure that she has a key to their unit in case of fire or any other emergency.

A question was asked whether or not the Board is indemnified and assurance was given that each Board member is insured by the Association. Steve Buschhorn, whose term is up on the Board has agreed to another term of three years and he was unanimously elected.

Terry Ives, Tharlie Olson and all attendants were unanimous in commending Kookie Ritland and the current Board for the outstanding job they have done this past year.

Meeting was adjourned at 7:00 p.m.

Respectfully submitted by:
Norma R. Schlosser

President's Note:

Please send your e-mail address and a local telephone number for your unit with your next monthly payment.

Thank you.
Kookie Ritland