

**STONECREEK CONDOMINIUMS  
ANNUAL HOMEOWNER'S MEETING  
MARCH 20, 2004  
COMMON AREA – 5:30 P.M.**

Meeting was called to order at 5:30 p.m. by Kookie Ritland, President. There were eighteen people in attendance, representing owners of twelve units, with seven proxies received.

**The Budget** was presented and reviewed by Claire Rogers, our Bookkeeper.

Discussion of the budget included a suggestion that research be done on the cost for heat tape for gutters. It was also suggested that bids be made for new gutters.

It was suggested that an estimate be made on staining.

Suggestion was made to do a 10-year assessment of future capital expenditures.

Motion was made by A.J. Robbins to accept the budget, seconded by M. Mueller.

**Old Business** presented by Kookie Ritland included a report on the embezzlement by Outlaw; the decision was made to drop the lawsuit since the cost would be more than the return. Outlaw is currently in jail in Oklahoma for drug trafficking and his trial in Avon will be coming up on May 12<sup>th</sup>. There was discussion on how we could avoid a repeat of embezzlement and Kookie assured the homeowners that she is authorized to sign checks; additionally the books are audited monthly by Larry Perry.

Kookie Ritland reported having to call the Fire Dept due to problems in the sauna and that repairs were made to preclude this happening again. She also reported that new pool covers, a new chlorinator and new motor have been purchased.

**New Business:** Kookie Ritland presented evidence regarding continuing vandalism and extra expense caused by renters i.e. lights left on; pool cover not put back; broken glass; and generally greater carelessness, causing more time to be spent in clean up and maintenance. **Therefore, a motion was made by Tharlie Olson, seconded by Janine Macintosh, and unanimously approved by the homeowners that effective immediately, there will be an annual fee of \$200 for every homeowner who rents his or her unit, regardless of whether the unit is rented short-term or long-term.** Regarding renters, it was strongly requested by Kookie Ritland that homeowners instruct their renters to be considerate of their neighbors with regard to noise, and to be more respectful of the premises.

**Elections:** It was announced that Stan Schlosser and Larry Perry have completed their tenure on the Board and that they would accept another two year term as Board members. They were voted to continue on the Board by unanimous acclamation.

**General Discussion:** Clubhouse is due for renovation in the near future and should be discussed further. Also some homeowners voiced their preference on pruning/not pruning shrubs in front of their units.

Meeting was adjourned at 7:30 p.m.

Respectfully submitted by:  
Norma R. Schlosser