

**STONECREEK CONDOMINIUMS
ANNUAL HOMEOWNER'S MEETING
MARCH 19, 2005
COMMON AREA**

Meeting was called to order at 5:30 p.m. by Kookie Ritland, President, after a 30 minute period of socializing. There were 19 people in attendance, representing owners of 15 units, with 4 proxies received.

The **Budget** was presented and reviewed by Claire Rogers, our Bookkeeper and was accepted with a motion by A.J.Robben and seconded by Terry Ives.

Old Business regarding repairs to be made this summer was presented by Kookie Ritland as well as the decision to consult an arborist on landscaping. There was a discussion regarding our insurance costs and it was suggested that we change our deductible from \$5,000 to \$10,000. It was announced by Kookie Ritland that there has been a savings of \$300/month by using Honeywagon. Regarding snow removal, there is a \$25 charge if a homeowner wishes to have the space shoveled in front of his unit. There also was a discussion of snow accumulating on the roof.

Regarding water usage, there was much discussion as to how we could save on water costs, as the costs have been escalating. A motion was made by Terry Ives to have homeowners install low usage showerheads and to have owners check for leaking faucets and toilets. There would be an inspection by Chris in 90 days and if leakages have not been corrected, Chris will make the correction and charge the unit owner. The motion was seconded by Tharley Olson.

There was a motion made by Tharley Olson and seconded by Terry Ives to look into the CC&R's regarding the yearly rental fee charged in view of the fact that there is one homeowner who refuses to pay it.

Regarding **liability in the Common Area**, there was discussion as to what the age limit should be for minors using the Common Area who are unsupervised. A motion was made by Terry Ives and seconded by Tharley Olson that the minimum age should be 16 and that a letter will be sent out as a "Special Notice" to that effect.

New Business: It was announced that Kevin Kanan and Kookie Ritland 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.

A unanimous note of thanks was given to Kookie Ritland for a job very well done for the past year.

Meeting was adjourned at 7:30 p.m.

Respectfully submitted by:
Norma R. Schlosser