

Stone Creek Condominiums
Owners Meeting
March 25, 2006

Attendance

Matt & Janine Bartok – 106

Maria Steele – 204

Tura & Jason Denhart – 111

Kevin Kanan – 105

Fred & Phyllis Buck – 211

Stan & Norma Schlosser -110

Kookie Ritland – 109

Larry & Phyllis Perry – 210

Herb Berkman – 112

Ralph Black – 213

Peter Vandernoot – 115

Matt & Sophie Mueller – 104

Minutes

5:20 Kookie Ritland, President, called the meeting to order.

Jason moved that the old minutes not be read, accepting them as written. The motion was seconded and approved by the members.

Kookie presented the Presidents Report, including:

1. Fixed domestic water leaks in many units,
2. Roof – leaking – repaired with membrane over the plywood, received a 5 year warranty.
3. The exterior painting was done.
4. There have been less problems in the common area with vandalism / damage.
5. There is money in the bank and in CD's.
6. The driveway will be resealed this year; the owners will be advised of the schedule.

Clair presented and discussed the budget.

- The costs were \$4,500 under the budget last year.
- Water was under budget.
- Snow removal was over budget.
- State Farm Insurance advised that the premium will increase next year from \$10,800 to \$13,900. Clair recommended that we obtain the insurance from Community Associates who insure many condos in the area. The insurance would be written through Travelers Insurance.
- Gutters – Water behind the gutters to be checked ASAP.

Matt Bartok moved to accept the budget, Cappie Black seconded, the budget was accepted by the members present.

New Business

Steve Bushorn resigned from the board. Kookie appointed Matt Bartok to the board for the remainder of Steve's term. Matt was nominated and elected to a new term for the board.

Old Business

Renters – owners are responsible for their renters. Emphasize to your renters when using the common area that there must be no glass in the pool area and the common area lights must be turned off.

Children, under 16, are not allowed in the hot tub without adult supervision.

A recycle bin for trash was discussed; the cost would be an additional \$30/mo. Kookie will review and furnish additional information / recommendations.

Meeting was adjourned.

Minutes respectfully submitted by Phyllis Perry, Unit 210.