

**STONECREEK CONDOMINIUM
ANNUAL HOMEOWNER'S MEETING
MARCH 21, 2009
COMMON AREA**

Meeting was called to order at 5:30 p.m. by Shirley Ritland (Kookie), President, following a 30 minute social period to meet and greet our neighbors. There were 11 people in attendance, representing owners of 8 units with 12 proxies received.

The Minutes from 2008 were passed out to those in attendance. They were approved by voice vote without reading.

The Financial Report was presented and reviewed by Claire Rogers, our Bookkeeper. The Budget for 2009 was presented and compared to the 2008 Budget. Norma Schlosser moved and Mary Miller seconded to accept the Budget as presented. The Budget was accepted unanimously by a voice vote. A copy of the financial report and Budget are attached.

OLD BUSINESS – Kookie reviewed past year maintenance projects. The exterior of the building was not painted this year but the trim on the south side of the building was painted. Parking is much better as owners are keeping Kookie informed on cars and renters cars. The signs for “Booting” illegally parked cars seem to have helped. The city of Avon is working on a new ordinance for “Booting” cars. All units’ fireplaces were checked and those that needed cleaning or repairs were made. The dryer outlets were also cleaned.

NEW BUSINESS – The association will begin updating our landscaping this year. It will be done in increments so as not to have an extreme expenditure in one year. We are losing some trees and these will be removed.

Dianne Cadwell, Unit 205, suggested updating our entrance sign. Kookie will check with landscapers and obtain ideas from owners.

Kookie advised all owners to check units and be sure they have no water leaks. It is the responsibility of the owner for a water leak. It is also a good idea to check, drain and refill water heaters on a regular basis.

DISCUSSION – Kookie announced we have had some thefts from the common area. The Birds of Prey pictures were stolen. However, the Millers happened to see the culprits placing the pictures in their vehicle, noted license information and called the Avon Police. The pictures were retrieved in Denver. Charges will be filed. The combo to the common area was provided to the thief by the occupants in one of the condo units. The Avon Police recommended a surveillance camera in the common area.

Dianne Cadwell brought up the matter of short term rentals. Short term rentals are not allowed in the city of Avon. If you have questions, take the matter up with the city code enforcement officer, Paul Brogan. Our Condo Declarations require that the rules, ordinances and laws of the City of Avon be respected.

Board Member, Stan Schlosser was up for reelection. It was moved, seconded and passed that he would serve another term on the board.

The meeting was adjourned by the President at 6:30 p.m.

Respectfully submitted,
Phyllis Perry