**Stone Creek HOA Board Meeting Minutes**

**July 9, 2024 - Virtual Meeting**

Meeting called to order at 5:35pm. Present were Steve, Scott, Phil and Mike. Chad absent.

**Election of Officers**: Mike was nominated as President by Phil and seconded by Steve. Passed unanimously. Scott was nominated by Mike to be Secretary / Treasurer, seconded by Steve. Passed unanimously. Mike will arrange with HOA Bank to have Scott added to bank account ledger whenever an offline check need issued.

**Continuance with Small Team approval process**: Board agreed unanimously to continue to the Small Team approval process used by previous Board to facilitate quick decisions made between scheduled Board meetings, up to a limit of $5,000 / incident. The team of three comprises of Steve, Chad and Mike. Decisions approved in this forum will be reviewed at Quarterly Board meetings as part of Consent Agenda. Motion to continue this process made by Scott, seconded by Steve and approved unanimously.

**Quarterly Board Meeting Schedule**: Board agreed to continue with process to wait until 3 weeks after the close of a quarter to allow for most up-to-date financial review by Board. Goal is to schedule these meetings once / quarter on a Friday evening. Suggested dates are as follows with all members to review their calendar and advise acceptability of proposed dates: **Sept 27, 2024, Dec 19, 2024, March 28, 2025 and May 30, 2025.** It is expected we will also have 2-3 special Board meetings focused on key project decisions which dates are now not known.

**Key Board Projects being actioned**: Mike reviewed the status of 10 key projects underway or needing Board approval, further discussion, clarification and amendment. Actions being taken include identification of architectural resource for Unit 115, We need to clarify sewer clean-out bid and receive a bid for sewer line replacement where tree has inserted itself. We approved the removal of two trees next to East Bldg (quote of $6,500), to include stump grinding. We await a bid for removal of tree causing sewer line repair. Board approved irrigation repair quotation of $4,500 with stipulation we do all we can to ensure line leaks are removed and this contributes to an overall water usage reduction in community common water. 2024-2025 snow removal plan was shared with Board to include addition of roof raking RFP to minimize water intrusion below current roof. We expect to request supplier estimates approximately Labor Day.

Future Board meetings will address need for changes to SCCOA Rules / Regulations. We do not yet have final owner vote tally for recommended changes to 5 different rules / regulations.

Board also agreed to draft and finetune a total community revitalization architectural framework to incorporate as many of the linked current deficits. Mike to lead the drafting of this document.

No other new business came before the Board for discussion.

Meeting adjourned at 7:15pm.