**Stone Creek HOA Board Meeting Minutes**

**July 25, 2024**

Attendees: Scott, Chad, Phil and, Mike

Absent: Steve Guest: Patrick

Virtual meeting called to order at 4:05pm MT

Action Items:

1. **Interim Roof Repair RFP**: Discussion surrounded making interim repairs to get through the coming winter while allowing the Board time to review an establish the scope of the roof replacement project. Interim work to focus upon screws, caulking and downspout / gutter movements. Fascia work not included in interim work unless absolutely essential. Agreed that HOA will need to retain the services of a roof raking company for the coming snow season. RFP to be created and discussed prior to next Board meeting. We will put the RFP for this work out to Sagebrush Services, Rocky Mountain Gutters and others we feel can accomplish the interim work. We will get a quotation also from Horn Brothers.
2. **Unit 115 Garage Floor / 115-215 Common entry**: Discussed next steps related to getting the as-built drawing completed then sent to get a bid for emergency repair services. Information will be provided to Town of Avon to include one of our Board construction subject matter experts.
3. **Sewer Line repair**: Accepted the bid of Man of the People for $8,200 to repair the sewer line caused by spruce tree and its root system.
4. **Tree Removal Bid**: Accepted the bid of Man of the People for $9,100 to removal of Spruce trees behind the Condo as well as Aspen trees identified as dead / damaged. This work includes crane hiring for tree removal. Stump removal included on spruce trees as well as the now-removed spruce bush in front of parking space 204 to increase our winter snow storage needs.

Discussion Items:

1. **West dumpster door replacement**: Discussed the quotes we received and want to investigate one additional source before we approve the dumpster door fix for west dumpster.
2. **Sewer clean-out**: Steve is working with Mike to get the brief exactly right prior to retaining this work being completed. Expect to discuss before next Board meeting.
3. **Upcoming work already under contract**: Reviewed existing work under contract, including fireplace / chimney annual inspection (Aug 7th), window cleaning (Aug 19-20th) and irrigation system upgrades (work starting July 26th).

Meeting adjourned at 5:20pm MT.