

# Stone Creek HOA Board

## Meeting Minutes: 24-August-2024

Meeting called to order at 12:20pm at Stone Creek at the conclusion of the Stone Creek campus clean-up.

In attendance: Scott, Phil, Chad & Mike. Absent: Steve

Guest in attendance: Patrick

Review the list of key projects underway and their status.

**Action Items**: Two items were presented for approval and both passed unanimously.

1. Approved a full building sewer cleanout proposal of \$5,900. As part of the pre-approval, we asked Steve to talk with contractor to ensure correct process. Proposal contain contingency for cost over-run based on the condition of pipes during the jetting process.
2. Approved the not to exceed cost of \$1,850 for an upgraded jacuzzi cover which is more heat efficient than the current cover.

**Discussion Items**:

1. Given HOA Board member commitments for the balance of 2024, we agreed to move from Friday evening quarterly meetings to either a Tuesday or Wednesday evening meeting. Mike will resend invitations to hold dates / times on HOA Board calendars.
2. Discussed the results of the RFP sent out for interim roof repair. One contractor is coming on 26-Aug to review the work identified and submit an updated bid. We have tightened our focus to fix the most essential issues.
3. Scott will be discussing next steps next week with ToA regarding the continuation of tree removal and plugged sewer line replacement.
4. Board received recommendation from John Risi regarding his recommended roof replacement products.
5. Bulk of discussion pertained to the “how”, “why”, “when” and then “who” involvement of General Contractor and Architect roles as the Board moves down the pathway to explore its roofing options. General consensus is that we further explore both roles. Scott is shortlisting contractors of these services to check their availability and interest and will report back at next scheduled Board meeting where formal decision may be taken.

Meeting adjourned at 2:45pm.