

Stone Creek Community Owners Association

HOA Meeting Minutes: Sept 27, 2024

Virtual Meeting called to order at 4:35pm MT

All 5 HOA Board members present. In addition, we had Owners' virtual presence from Units 102, 109, 111, 203, 209, 211 and 212 whom listened or participated in various Agenda items.

Action / Approval Items:

The Agenda was motioned for approval by Chad and seconded by Scott. No conflict were noted. Owners comments were solicited from attendees and questions asked were answered.

Donna provided a quarterly financial review advising status on owner receivables and operating budget expenditures, both of which were favorable vs. plan through first quarter. Capital expenditure plan details were shared which supported the Board's plan request for Special Assessment of \$54,630. This motion was made by Steve, seconded by Phil and approved unanimously.

The Consent Agenda was motioned for approval by Phil and seconded by Steve. Passed unanimously.

The payment of \$5,836.09 put forth by Roof Consultant Iris Technologies (John Risi) for work performed against their approved work schedule was motioned by Steve and seconded by Scott for payment approval. Passed unanimously.

Board approved the motion to approve temporary A/C usage subject to two conditions: 1) Board must receive and sign-off on ARC form which identifies the specific A/C to be utilized along with a picture of how the unit exhausts from the unit and 2) that a master electrician must sign-off on impact of power usage with the installation of temporary A/C. The same allowance for and conditions will also apply to in unit, temporary heaters, which were noted to be expanding in usage given new HOA insurance rules making it harder to burn firewood. This motion was made by Chad, seconded by Steve and approved unanimously. Owners are free now to submit ARC forms for Board review / discussion.

Discussion Items:

Significant time was spent reviewing how to proceed towards creation of a new exterior at Stone Creek. General consensus is the project needs to include siding, roof, windows and fascia. We also discussed the need to include parking lot asphalt and building drainage as a priority. All five elements are identified by Board and Iris Technologies as important to address. The Board expressed concern about the overall reconstruction cost to SCCOA (project costs of \$3 million were discussed with no receipt of supplier estimates at this early date) for these upgrades. Board feels all 5 elements be addressed in the near term for the overall vitality of Stone Creek.

The Board agreed that priority next steps are to:

1. Appoint an Architect. We will prepare a RFP and circulate for Board input before soliciting proposals from Architects.
2. Determine how quickly we can get a Matteport performed. This digital tool will help appoint an Architect as well as prepare various "look and feel" options.

3. Scott and Patrick are having non-binding discussions with potential suppliers to determine their interest in the project. We believe that suppliers may be able to provide standard windows (for example) that will provide SCCOA cheaper go forward options.
4. The Board discussed the merits of appointing a General Contractor, using an estimating company (service) including Iris Technologies. These resource decisions will be revisited as the above three steps move towards completion.
5. These steps are needed for Board to assemble an estimated reconstruction budget cost and to finalize reconstruction scope. This will determine timing of receipt of monies and help SCCOA members to determine where they source needed funds.
6. Board received information surrounding the need to implement CCIOA (Colorado Common Interest Ownership Act) Policies and Procedures as part of SCCOA operating procedures. This topic was well researched during summer and again within last 2 weeks to insure that all owner guarantees under CCIOA are provided SCCOA membership. Key documents will be separately shared with HOA Board for special meeting discussion.

Short term parking discussion surrounded how to implement owners requested additional (overnight) parking. New towing requirements were reviewed and expect compliance within a month. Board feels options which will please all SCCOA members do not exist but that whatever rules are installed need to be enforced. Ongoing violations most often tend to involve 3-5 SCCOA members out 30 in our community. Separate communication follow-up to be sent the Board will provide overnight parking potential solution going forward.

Meeting motioned for adjournment by Steve at 7pm MT.