

## SCCOA HOA Board Meeting Minutes

Monday, December 30, 2024

The meeting was called to order at 5:02p MT with all HOA Board members present. The Agenda was motioned for approval by Phil and seconded by Chad. No HOA Board member conflicts of interest were noted.

Attending the meeting were owners from units 114, 103, 105, 203, 308, 213, 107, 209, 211, 210, 110, 102, 106, 210, 205 and 201. Each was allowed 2 minutes to offer input on non-agenda items; 5 owners spoke. The Board always values and appreciates the input from SCCOA community and pledges to consider their input when decisions impacting SCCOA are taken, realizing we are unlikely to find an ideal solution for all 30 members.

Donna provided the quarterly financials (Operating Fund statement, Capital Fund statement and Balance Sheet) for owner review. Major deviations from the budget were reviewed, with the major focus on Capital Fund usage. Several upgrade investments were made since the start of the financial year. A special assessment was issued to SCCOA to cover these improvements.

The Consent Agenda was motioned and approved. This includes meeting minutes since the last quarterly meeting as well as financial decisions taken by the small team under the agreed threshold amount. These meeting minutes are now posted on our website.

**Action Items:** The Board reviewed and approved the following new business items, which included receipt of owner feedback prior to the Board vote on each action item:

1. Architect RFP project: Phil Perry provided for the Board a review of the RFP submissions and proposed that the Board set up virtual meetings with the leading RFP candidate suppliers. This motion was made by Scott and seconded by Chad. The next steps are for Phil to receive the input from all Board members as to areas Board want to explore and set up follow-up virtual meetings with RFP providers with Board members.
2. Stone Creek STR Annual Fee: The proposal was to invoice SCCOA members whom hold valid STR licenses with Town of Avon at the

same rate the town charges. Motion was made by Steve, seconded by Scott and approved unanimously. The fee will be issued on the January, 2025 owner statement and become due no later than Feb 15, 2025.

3. Approval of the revised firewood on deck policy: Proposal to revise the current policy to permit ½ face chord (16” width logs stacked 4’ high x 4’ wide) to be stored on a fixture that doesn’t permit the allowable ½ chord against Stone Creek building structure and is off the patio floor. Firewood is to be removed from owner patio decks from May to October. It was agreed the firewood policy may change from season to season based on insurability concerns by SCCOA insurance provider. This revision was motioned by Phil, seconded by Scott and approved unanimously. This change becomes effective 1.15.25.
4. CCIOA Adherence: Motion made by Steve and seconded by Phil to implement all CCIOA financial payment obligations, effective 2.1.2025 as per section I. Motion passed unanimously. CCIOA was previously published on SCCOA website since approved Oct 15, 2024.

Attendees were given next meeting notices, to include the Special Owners Meeting on January 23<sup>rd</sup>, 2025 from 5pm MT and the next quarterly HOA meeting set for March 27, 2025. Both meetings are planned as virtual-only attendance meetings. The Annual Owners (in-person) meeting is scheduled for July 3, 2025 at 12n MT.

We announced the formation of a Governing Docs subcommittee to review the HOA Attorney recommendations and make recommended changes. This subcommittee will be headed by Steve and include owners whom live fulltime, live part time and owners whose units contain short and long term tenants. The goal is for this subcommittee to provide feedback to the HOA Board at the March 27, 2025 quarterly Board meeting.

With no other business, the meeting was motioned for adjournment at 7:22pm MT.

### **Consent Agenda Approval Items:**

**Dec 30, 2024**

**Purpose:** For the sake of good governance and to allocate time to discuss important upcoming HOA matters, the Board can conduct a blanket approval of smaller items that have been handled between meeting within the small team guidelines provided.

**Process:** Board member can motion to approval all items in consent agenda and if agreed by Board members, these various action items acted upon between meetings can be voted (approved) as one.

If any one Board member objects and wishes to discuss any consent item, that particular item can be pulled from consent, discussed and voted separately.

**For Dec 30, 2024 HOA Board meeting, five (5) items are on consent agenda:**

1. Sept 26 2024 HOA Board Meeting
2. Oct 12, 2024 Special HOA Board Meeting.
3. Approve roof raking contract
4. November 12, 2024 Special HOA Meeting minutes – Pet hearing
5. Approval to proceed with full ILC for Stone Creek at a cost of \$2,800 (The ILC shows the property lines, platted easements, buildings, parking lot outline, any above ground utilities and other improvements. It's also what a bank, mortgage company, title company, and Town of Avon, will likely require for any improvement approvals.)

**Motion:** To approve all **five** items which are part of Dec 30th, 2024 Consent Agenda items.