

July 3, 2024 12:30-2:30p MT

Stone Creek Annual Owners Meeting Minutes

Attendees:

The following unit owners attended the meeting: 114 / 215 / 201 / 113 / 109 / 204 / 110 / 213 / 115 / 210 / 102 / 208.

The following unit owners attended the meeting virtually: 107 / 203 / 104 / 103 / 105 / 308 / 202 / 205 / 206 / 211.

Meeting called to order at 12:35pm.

Last year's owner meeting minutes nominated for approval by Kookie and seconded by Elaine. Approved unanimously.

Discussion surrounded Presidents Report, mostly pertaining to current need to remain self-managed vs. property management led.

Slate of Officers for 2024-2025 Board Term nominated by Kookie and seconded by Beth. Approved unanimously.

Reviewed interim roof report and next steps regarding possible short-term fixes and long-term roof replacement. Conversation centered around seamless replacement of fascia, siding, window treatments and roof simultaneously, to minimize cost overlap. No decisions were taken nor any cost estimates provided. Any owner selling at Stone Creek must disclose roof condition. Interim roof report discussed was sent to each homeowner at conclusion of meeting.

Discussion occurred surrounding water conservation and need to move to unit level water metering given the changing ownership dynamics (e.g. full time resident vs. part time resident vs. short term rental ownership). Board doesn't need approval to monitor individual water but no changes in water cost allocation can occur without owner vote.

All residents requested to sort trash from recycling at the trash dumpster building. Tremendous effort was made during past term to reduce trash removal costs but lowest cost depends upon residents to sort recycle from trash. Sign installation may be inevitable.

Owners asked to begin paying assessments via ACH due to complexities associated with USPS mail and large number of unexplained returned checks.

Owners reminded that Owner stickers / hang tags must be present on vehicles in Stone Creek.

Four owners presented for owners attending the meeting for vote changes to the existing Stone Creek rules / regulations. This process is not part of Stone Creek governing documents nor rules / regulations; it was put into this year's agenda to ensure that owners had a chance to speak up to understand community feelings about specific rules. No promises made this will happen in subsequent years. Vote was managed so that no one coming off the Board, coming on the Board or remaining on the Board would know how any owner voted, maintaining confidentiality. Vote was managed by Donna and verified independently. Vote was a choice of either voting **to change** from the present rule / regulation or leaving the current **rule / regulation unchanged**.

Any changes only go into effect when the Board can meet and implement changes. All current processes in place until changes made by Board.

The result of the owner vote is as follows:

Allowing portable A/C units: **Change current rule.**

Permitting seasonal rear deck storage: Rule remains unchanged.

Short Term parking allowed for 24 hours: **Change current rule.**

Guest parking spots for residential guests: Proposal withdrawn (no vote).

Overnight front of garage parking in summer / off season: Rule remains unchanged.

Eliminate STR fee and charge STR Unit holders directly attributable costs. Rule Unchanged.

Next Steps: The HOA Board will review how best, and safely, to incorporate the items voted for change. There are other rule / regulation items which also must be changed, as discussed at the Owners meeting.

Meeting nomination for adjournment at 2:45pm Mountain Time.