

SCCOA HOA Board Meeting Minutes

Tuesday, June 24, 2025

The virtual meeting was called to order at 5:12pm. 4 Board Members were in attendance; Steve was absent.

The June 24th agenda was motioned for approval by Scott and seconded by Chad. No HOA Board member conflicts of interest were noted.

The May 14, 2025 Board meeting minutes were motioned for approval by Scott and seconded by Chad. Passed unanimously.

Action Items: The following items were approved as noted. The first three items were wrapped in a special assessment to be announced to Association members immediately:

1. Approval of Step 1 in Stone Creek building drainage needed prior to reconstruction. Spend is forecasted to be \$69,700 based on estimates received. Board continues to seek additional estimates to confirm best value in both asphalt and waterproofing aspects of the bid. Motion passed with Scott, Chad and Mike approving. Phil abstained from vote.
2. Approval to expand beyond Phase 1 Architect rebuild project: Specifically, Phases 2-4 were approved at a cost of \$64,000. (Phase 5 will be reviewed when General Contractor discussion / decision is made.) Motion by Chad, seconded by Scott and approved unanimously.
3. Approved replacement of Community Room exterior vents which don't meet Eagle WILDFire requirements. Forecasted cost is under \$1,000

Each of these three approvals necessitate a Special Assessment in the amount of \$134,700, to be invoiced on July, 2025 statement and is due no later than August 19, 2025. This Special Assessment motion was approved unanimously.

4. Approved ARC form submission for Unit 308 to install stove vent. Approved on the basis the work is completed by Fall, 2025, the vent is painted to match current siding and the vent is a close look to the adjacent stove vent. Motion was approved unanimously.

Discussion Items: Discussion topics included:

1. Exterior vent update: Owners who previously installed bathroom or stove vents that are out of code with Eagle WILDFire vents have been notified their vent needs replaced by Fall, 2025.
2. Board given notice of CCIOA 38-33.3-106.7, which announces a Board cannot prohibit installation of any energy efficient devise. This has been sent to HOA Attorney to ensure that HOA meets CCIOA guidelines.
3. Reconstruction Project Summary Sheet: Reviewed with goal to update this immediately after the Annual Owners meeting.

With no further business nor any attendance from Association, the Board meeting was motioned for adjournment at 6:02pm MT.