

SCCOA HOA BOARD MEETING MINUTES

Wednesday, September 3, 2025

The virtual meeting was called to order at 5:35pm. Quorum consisted of 3 Board members in attendance: Scott, Chad & Mike.

Motion to approve the Agenda of September 3rd was approved unanimously. No conflicts were disclosed as related to Agenda items.

The Consent Agenda was approved unanimously.

Action Items: The following items were approved unanimously:

1. ARC form submissions for Unit 101, 201 and 209. Work to be completed by Nov, 2025.
2. ARC form submission for Unit 213 for installation of mini-split AC was approved subject to TOA approval of Minor Development Plan Application, a covered screen to match the colors of the exterior wall to which its mounted and all plumbing / electrical additions are accessible through unit 213 walls and not attached to community walls. Installation to be completed no later than March, 2026.
3. ARC form submission for Unit 213 for installation of 220v outlet was approved subject to meeting all guidelines associated with EV chargers.

Executive Session: As provided within CCIOA guidelines, the Board held a closed-door session to review matters of which disclosure would constitute an unwarranted invasion of individual privacy and a discussion related to written communication from legal counsel was reviewed. The Board continues to seek guidance and counsel on matters as relates to a specific Unit owner within Stone Creek Condominium Owners Association.

Discussion Topics: Discussion topics included:

1. Exterior renovation Design review: We expect to have a Board review of the latest update week of 8-Sept-2025. Take-off measurements and latest look to be shared. Architect costs to-date are 69% of allocated budget.
2. CO HB25-1043: Effective October 2025, new legislation is effective which must be integrated into the appropriate governing documents and posted on our website.
3. Special Assessment Payment Update: All Association members paid their recent special assessment by the due date. Special Assessment receipt was \$134,700.
4. Drainage extension: Assuming receipt of approval from Town of Avon, we will begin cutting asphalt and installing downspout drainage extensions to our main drains.

With no further business nor attendance from Association, the Board meeting was motioned for adjournment at 6:42pm.

Consent Agenda Approval Items:

Sept 3, 2025

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.

NOTE: RECENT OWNERS MEETING MINUTES ARE APPROVED ONLY AT THE NEXT ALL OWNER MEETING.

For Sept 3, 2025 HOA Board meeting, four (4) items are on consent agenda:

- 1. HOA Board meeting minutes: June 24, 2025**
- 2. HOA Board meeting minutes: July 3, 2025**
- 3. ToA Plea deal for dismissal of case against SCCOA and acceptance of \$2,045 fine.**
- 4. Approval to spend \$1,200 for updated outdoor fire alarm horn / strobe replacement, per code.**

Motion: To approve all items which form the Sept 3, 2025 Consent Agenda items.