

Stone Creek HOA Board Meeting Minutes: July 3, 2025

The HOA Board meeting was called to order immediately after the 2025-2026 Annual Owners Meeting on July 3, 2025 at the Stone Creek Community Room. All 5 Board members, who had earlier been re-elected as Board Members for the 2025-2026 term, were present.

The Board unanimously voted to:

1. Re-elect Mike Bach as President and Scott Smith as Secretary-Treasurer for a one-year term.
2. To continue with the Small Team approval process, which includes Chad, Scott and Mike, to approve spend under \$5,000 when required to run the Association between HOA Quarterly Board meetings.

It was discussed that a recruitment effort will be needed to encourage Association members to become a board member in future years. This board is expecting to devote a significant amount of time due to reconstruction decisions, cost trade-offs and execution of project.

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 relating to written communication from legal counsel. The Board continues to seek guidance and counsel on matters as relates to a specific Unit owner within Stone Creek Condominium Owners Association.

Renovation Decisions: The bulk of the meeting was spent reviewing options available to SCCOA regarding exterior renovations. Scott will meet with our Architect to provide initial decisions with a goal to understand how initial decision aspects tie together. We will ask the Architect to provide an updated drawing based on these decisions. It remains the Board's goal to find the sweet spot between lowest cost, resident safety, the ability to efficiently manage execution and bring down future years operational costs.

We will also seek John Risi's advise on specifics pertaining to construction assemblies, specifically roof nailbed and dewpoints. We will also inquire about their interest in providing 3rd party inspection services during construction to ensure we have documented proof of quality of work.

General Contractor: The Board unanimously took a decision to put forth a RFP to determine a best fit for SCCOA to guide our reconstruction efforts. A draft RFP proposal will be sent to each Board member for their review, suggested changes, input and return to Mike. The Board also discussed inclusion of a Builders Risk Insurance Policy and a Project Policy. Mike will send information from insurance broker to Board members for their review.

Construction Supervisor: The Board discussed the importance of this role given we expect some unseen damage once the roof and siding are removed. No decision was reached as this conversation will continue as we first move to appoint a General Contractor.

With no other matters to come before the HOA Board, the meeting was adjourned at 4pm MT.