

SCCOA HOA BOARD MEETING MINUTES

Tuesday, December 30, 2025

The in-person / virtual meeting was called to order at 5:35pm. All Board members but Scott were in attendance.

Motion to approve the agenda: Motion by Steve, seconded by Chad to approve the agenda as published. No Board member conflicts were noted.

Owner Comments: Our meeting provides each owner up to two (2) minutes for their feedback for Board on Association matters important to Association members. Attending this meeting were owners from 114 / 215 / 115 / 209 / 208 / 103 / 106 / 211 / 107 / 214 / 110 / 102 / 213 / 212 / 207 / 205 / 206 / 203 / 103 / and 105. Owners were also encouraged to comment on the 4 specific agenda action items before Board took vote on each. Association members asked for the most current renovation renderings given to Town of Avon which led to their approval of our Minor Development Plan submission. This will be posted to our website under the Renovations tab by Jan 5, 2026.

Action Items:

The motion to approve the Line of Credit (LOC) from our current bank for the purpose of ensuring supplier payments tied to building renovation was motioned by Chad and seconded by Steve. The LOC is triggered by either an Association member not providing Special Assessments as issued or the Association can wholly benefit from pre-price increase / bulk purchasing. LOC costs are charged to whomever benefits from LOC activation. CCIOA rules will be adhered in terms of interest rate charges and collection processes, if LOC triggered by Association member. **Motion passed unanimously.**

Motion was made by Chad and seconded by Steve to approve Sean Cozzens from Cozzens Construction as the General Contractor for exterior rebuild of Stone Creek. Discussion included the need to ensure locally acceptable retainment clauses for subs employed as well as the General Contractor. The Board interviewed 4 different GC candidates before selecting Cozzens as they best represented the sweet spot between total project cost, access / responsiveness and industry knowledge of the key challenges this renovation is solving. Our Association Accountant has inserted processes to understand exact receipts and expenditures of renovation project funds. Further conversation to be had surrounding lien releases from subs and use of AIA contract template to guide project execution / performance. **Motion was approved unanimously.**

Motion was made by Steve and seconded by Chad to approve Phase V of Current Architecture proposal at a budget of \$16k. As of this meeting, the budget spend of Phases 1-4 is slightly under the approved budget of \$84k. **Motion was approved unanimously.**

Motion made by Chad and seconded by Steve to name Pella as unit window provider of aluminium-clad wood windows post reconstruction so long as supplier provides window products that fit SCCOA look and feel. Reconstruction window changes will not require an ARC form from Association members due to bulk discount order supporting the exterior renovation. Post renovation, any window changes must come to Board with Pella Lifestyle or Reserve window change unless product series is not available. As explained, the Board has worked within the current governing documents to find ways to meld new window installations with maintenance of existing windows, some of which were recently replaced. The

goal is to create a uniform look and feel as owners make future changes to their windows. Costs of painting and any behind the siding issues will be borne by those not replacing windows. A by unit owner spreadsheet was shown in draft form to layout by owner costs which will be updated and provided as soon as possible to include owner window replacement choices, vestibule doors, garage doors and painting where windows aren't being replaced. This spreadsheet will be updated and sent with the caveat the identified costs are directional until firm supplier quotations can be confirmed.

Discussion Topics:

Mike provided a project cost estimation update. Renovation costs have moved upward to reflect costs unknown at the time the initial \$3M projection was made over a year ago. Those costs include but are not limited to asbestos abatement, compliance with Town of Avon standards changes, inflation / tariff cost increases, addition of insurances specific to reconstruction and changes required by HOA insurance provider. There may be unforeseen and as yet unknown issues which could arise through the permitting process or when tear-off begins. The aforementioned estimate worksheet will be updated and sent to all Association members as soon as feasible. There is no official Special Assessment amount nor timing ready for release. Mike also advised that CCIOA require notice of a special meeting for Special Assessments be posted. This meeting will be properly noticed / announced when ready.

Beth, who leads the Water Conservation subcommittee, which includes our exterior post renovation look and feel, presented the subcommittee ideas. Due to Town of Avon requirements, the subcommittee is proposing a contract with MacDesigns to provide a look and feel that includes drought resistant turf, bushes and trees. The Board has agreed to vote on this expenditure once proposal is received. The subcommittee proposes to update the Stone Creek entry sign to better reflect the new look and feel. In addition, the subcommittee has learned the Avon yard waste clean-up window is mis May, 2026. We will conduct a Stone Creek community clean-up on that timing to improve current foliage. Beth welcomes Association feedback to her directly based on the subcommittee ideas shared and to look at MacDesigns website to see a sample of their work.

Steve, who leads our Governance subcommittee, provided an update on the subcommittee work to bring our governing documents up to date. There are 5 governance documents which require update. All 5 are posted on our website and each Association member is encouraged to read them (Condo Docs, bylaws, CCIOA, rules / regulations and map). The subcommittee has the redlines and will be working to modernize our documents which has the long-term benefit of reduced cost (legal fees) and reserves that are properly earmarked for Association common ownership elements. The subcommittee goal is to provide their input, have the Association attorney review / comment, bring a summary of the draft changes to a future Board meeting for discussion then conduct a vote for change at our next Annual Owners meeting.

Informational topics on the agenda were covered minimally but feedback is encouraged where questions arise. We presently have a Board member opening. Interested Association members are encouraged to prepare a write-up and send to President for review / vote by Association. We expect to notice this meeting by end of February 2026 following current governing document guidance.

With no other new business to come before the Board, the meeting was adjourned at 8:03pm MT.