

Stone Creek Community Association Annual Meeting: July 3, 2025

The following unit owners attended the meeting: 110 / 213 / 210 / 205 / 114 / 205 / 105 / 207 / 208 / 209 / 308 / 102.

In addition, units which gave proxy votes include: 204 / 214 / 107 / 115 / 215.

The following unit owners attended the meeting virtually: 106 / 206 / 103 / 101 / 112 / 109 / 201 / 212 / 202.

Meeting called to order at 12:02pm.

Last year's owner meeting minutes nominated for approval by Karin and seconded by Dan. The Special Owners meeting minutes conducted Jan 23, 2025 were nominated for approval by Karin and seconded by Jim. Both all owners meeting minutes were approved unanimously.

Donna presented a financial review, including the upcoming year approved Operating Budget, the year ending Balance Sheet and the year ending Association Capital Funds statement. The Association was reminded that monthly assessment statements now incur a fee if not paid electronically, while special assessment payments will still be allowed via check through the end of the renovation project. Members were reminded that our website is current with regards to the key documents for the benefit of owners, realtors and buyers.

The slate of Officers for 2025-2026 Board Term were nominated by Victoria and seconded by Jim. The Association approved unanimously. Board President advised that the Association needs to spend this next year encouraging members to become active and interested in becoming Board members, as we expect turnover when this term is complete.

Attending association members saw the latest edition of the planned building renovation "look". The Board has as its top priority to make decisions and turn over to Architect to update the drawings and assist in appointment of a General Contractor. The Board is aware that the published non-binding assessment needs to be updated, both in terms of total spend and the timing (due date) of the special assessments.

Steve provided the association a review of the Governance sub-committee, which is actively working to update and formalize our governing documents to ensure SCCOA remains in compliance with state and local regulations. The anticipated timing is to have a document review ready for questions by Association members in December / January '26, make any final edits and conduct an Owners vote at next scheduled All Owners meeting. The Association faces a risk to raising monthly assessments until our governing documents are updated so its in all our interests to assist the Governance sub-committee to complete this work.

Board President asked for 5 volunteers to form a Water Conservation sub-committee. Ideally, this sub-committee will comprise largely of full-time resident owners and owners which rent long & short term as they stand to benefit the most from this post renovation effort. Water remains our largest single expense budget item therefore this is an important initiative.

With no other new business to come before the Association, the Annual Owners Meeting was motioned for adjournment by Steve at 2:20pm.