Stone Creek HOA Board Meeting Minutes: July 3, 2026

The HOA Board meeting was called to order at 3:45p, after the 2026-2027 Annual Owners Meeting on July 3, 2026, at the Stone Creek Community Room. All 5 Board members, who had earlier been re-elected as Board Members for the 2026-2027 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 as part of the Executive Committee, to approve spend under $5,000 when required to run the Association between HOA Quarterly Board meetings.

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: A key topic was the future invoice approval of the $180k change order to address the 3 areas unknown when signing the GC contract. These invoices will require T&M breakout. We expect to meet again July 9th to review the specifics. It remains the Board's goal in this project to find the sweet spot between lowest cost, resident safety, the ability to efficiently manage execution and bring down future years operational costs. In a future meeting, we will need to determine how to recover the $180k reconstruction funds that were ratified by Owners in the all owners meeting.

General Contractor: The Board will review the incoming monthly draws against the project budget of $4.2M and ensure that retainment is captured and documented. The Board will seek to ensure a lien waiver process is in place for all GC subcontractors.

Future Boards: It was discussed that a recruitment effort will be needed to encourage Association members to become a board member in future years. This board continues to invest significant unpaid time and expertise on behalf of the association. There will be turnover of our current board by the end of the one-year term.

With no other matters to come before the HOA Board, the meeting was adjourned at 4:15p MT.