

SCCOA Board Meeting Minutes

Aug 11, 2026

This virtual meeting called to order at 5:34pm. 5 Board members were present. Scott motioned approval of Agenda; Patrick seconded. An agenda conflict of interest regarding Steve was noted and Steve accepted that he could not vote on a matter that benefited his Unit.

Motion to approve the July 9, 2026 meeting minutes was made by Scott and seconded by Patrick. The motion carried unanimously.

Owner comments: This meeting was attended by owners of units 103 / 201 / 101 / 215 / 209 / 205 / 105 / 114 / 208 / 206 and 212. 203 attended the latter portion of meeting only. No owner comments nor opinions expressed.

A summary of the SCCOA Renovation Cash Flow Projections worksheet was reviewed. Topics covered included an update of \$180k Additional Services monies, earlier ratified at the Annual Owners meeting. In addition, a single page project summary was provided, illustrating that as of Aug 1, 2026, we have \$613,611 in collected Special Assessments to-date not yet paid out. No questions raised.

Action Items:

Approval of 4th GC project invoice: Motion to approve fourth invoice for monthly work payments (subject to 5% retainment) check in the amount of \$561,148.38 per contract. Motioned by Scott and seconded by Chad. **Motion passed unanimously.**

Motion to approve GC invoice for west wing windows installation. These monies were collected by SCCOA and paid straight over to GC based on agreed windows installation contract amount. Motioned by Patrick and seconded by Scott. **Motion passed unanimously.**

Discussion surrounding proposed new Change orders 2, 3, 3a and 4 which corrects additionally identified construction flaws, water intrusion or code violation issues. The Board and Association were shown an Additional Services Change Order Summary that showed these items and an offset (reduction) of a stone / stucco change which results in a total Additional Services cost to Association of just under \$182,000 subject to final T&M invoicing details. *This discussion led to the following two action items:*

Motion to approve the Additional Services invoice for \$46,013.58. This payment included \$25,800 in payments against Change Order 1 and the remainder for newly announced change orders that are required based on construction flaws, code violations or water intrusion issues. This funding is in excess of the \$4.4m Special Assessment ratified by SCCOA Owners. Motion made by Patrick, seconded by Scott. **Motion passed unanimously.**

Motion to approve a reallocation (Change Order A) of \$80,000 from the signed base contract of \$4,200,000 to Additional Services items. This reduces the base contract to \$4,120,000 but holds these monies as paid against upcoming Change Orders since the \$80,000 is collected through the three ratified Special Assessments that totalled \$4,400,000. **This motion passed unanimously.**

Motion for approval to explore the extension of lower unit patios not to exceed 6'x14'. Motion made by Patrick and seconded by Steve. The common area standards subcommittee is asked to include this space in their recommendations. If this proposal were to receive final approval,

nothing would be built until substantial completion of the renovation project occurs. **Motion was approved by remaining Board (Steve required to abstain from vote due to conflict of interest).**

Discussion Items:

The third Special Assessment ratified 7.3.2026 has been sent to Association members and requested for receipt of funds by 9.3.2026. Due to PNC / FirstBank merger, all owners who pay via ACH are encouraged to get their payment slotted as there is a limit / day we must follow.

The Board will have as a task to determine when the aforementioned estimated \$182,000 Special Assessment to cover the additional services needs to occur. We feel that with the month of August GC billings we should have a good perspective on when and how much each Association member will be invoiced. The Association has already ratified \$180,000 in Additional Services at its annual owners meeting on 7.3.2026. A by-unit, non-binding illustration additional collection covering the estimated \$182,000 was provided for owner planning.

An Association virtual meeting will be held August 27th, 5:30p MT to address questions each owner has pertaining to the proposed updated Condominium Declarations. This is a non-voting meeting designed to improve Association awareness of proposed Condo Declarations before an official vote occurs in September 2026. Bring your questions. We will not be reviewing this document in any detail except where questions are raised.

Our **first common area standards subcommittee meeting is expected** to occur early to mid September to finalize post reconstruction recommendations to the Board for policies, rules and guidelines pertaining to the community spaces.

A Punch list is being kept regarding project activities that have / are impacting specific units. Please contact Mike with any actions you feel should be on this list.

With no further business to come before the Board, Steve moved for adjournment at 6:45pm.

**Stone Creek Condominium Owners Association
Special**

Additional Service Special Assessment	\$ 182,000.00
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Not yet finalized.

Illustration
Special

Unit	Percent	Assessment
101	0.0257	4684.00
102	0.0257	4684.00
103	0.0257	4684.00
104	0.0257	4684.00
105	0.0257	4684.00
106	0.0257	4684.00
107	0.0257	4684.00
109	0.0257	4684.00
110	0.0257	4684.00
111	0.0257	4684.00
112	0.0314	5723.00
113	0.0314	5723.00
114	0.0314	5723.00
115	0.0314	5723.00
201	0.0426	7764.00
202	0.0426	7764.00
203	0.0426	7764.00
204	0.0426	7764.00
205	0.0426	7764.00
206	0.0426	7764.00
207	0.0426	7764.00
208	0.0322	5869.00
209	0.0426	7764.00
210	0.0426	7764.00
211	0.0426	7764.00
212	0.0314	5723.00
213	0.0314	5723.00
214	0.0314	5723.00
215	0.0314	5723.00
308	0.0322	5869.00

Total Assessment: 100 182,002.00
(Using ft sq formula):

Notes: **Created:** 8.11.2026

*1. This is a preliminary estimate, subject to final
renovation costs.*

*2. Timing of Assessment to be finalized by HOA Board Fall
2026.*