

SCCOA Board Meeting Minutes

Sept 3, 2026

This virtual meeting called to order at 5:32pm. 4 Board members were present; Steve absent. Chad motioned approval of Agenda; Scott seconded. No agenda conflict of interest were noted.

Owner comments: This meeting was attended by owners of units 103 / 201 / 209 / 205 / 105 / 208 / 203 and 212. 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. Based on current Change Order needs, this Additional Services amount is \$208k. The Change Order recap was reviewed to ensure Association sees the T&M capture as part of the project.

Action Items:

Approval of 5th GC project invoice: Motion to approve fifth invoice for monthly work payments (subject to 5% retainment) check in the amount of \$498,976.90 per contract. Motioned by Chad and seconded by Scott. **Motion passed unanimously.**

Discussion surrounding proposed new Change order 5 which corrects additionally identified construction flaws, water intrusion or code violation issues regarding the vestibule door trims. This expense is estimated to be \$27,000 of which \$18,520 is included in invoice 941 for Additional Services outside contract. *This discussion led to the following two action items:*

Motion to approve the Additional Services invoice for \$40,623.06. This payment included 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 Change Order 5 in the amount of \$27,000, rationale noted above. This motion made by Patrick, seconded by Chad. Motion passed unanimously.

Motion to discuss allowing inside vestibule painting by owners (vs. contractors) made by Mike, seconded by Patrick. Stone Creek vestibules are limited common elements as described in association governing documents and are under the control of the Board. Feedback from Association members agree this work is best done by GC, under Board direction. It was requested that Keith give Board & GC his perspective on door painting preparation based on his own experience to-date. **Motion to maintain Board decision rights approved unanimously.**

Discussion Items:

The Special Assessment required by the Additional Services approval has not been set regarding timing nor amount. It is believed by Board we should have an approximate final requirement by October from which to make that decision. Based on current forecasted Additional Services spend, the special assessment amount is \$208,000. This will be finalized based on T&M spend of the GC in completing the approved Change Orders. The Association has already ratified \$180,000 in Additional Services at its annual owners meeting on 7.3.2026. The

total Additional Services spend is unknown and will need to be fully confirmed. In an attempt to keep all Association members apprised of the current financial obligation, an updated Additional Services special assessment forecast is included as part of these meeting minutes but is subject to change if additional Change Orders are warranted.

An informal Association virtual meeting was held August 27th, 5:30p to address questions attending owner expressed pertaining to the proposed updated Condominium Declarations. We received feedback surrounding Exhibit D which will be clarified with HOA Attorney. Expected Special Owners Meeting will be October 28, 2026 for ratification of amended Condo Declaration.

The trash structure renovation is planned to start by 14-Sept with the creation of an updated west trash building and east. Bear proof, temporary trash and recycle containers will be brought to Stone Creek for interim tenant usage.

Our **first common area standards subcommittee meeting is expected** to occur 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, Chad moved for adjournment at 6:20pm.

**Stone Creek Condominium Owners Association
Special**

Additional Service Special Assessment	\$ 208,000.00
---------------------------------------	----------------------

Not yet finalized.

Illustration
Special

Unit	Percent	Assessment
101	0.0257	5353.00
102	0.0257	5353.00
103	0.0257	5353.00
104	0.0257	5353.00
105	0.0257	5353.00
106	0.0257	5353.00
107	0.0257	5353.00
109	0.0257	5353.00
110	0.0257	5353.00
111	0.0257	5353.00
112	0.0314	6540.00
113	0.0314	6540.00
114	0.0314	6540.00
115	0.0314	6540.00
201	0.0426	8873.00
202	0.0426	8873.00
203	0.0426	8873.00
204	0.0426	8873.00
205	0.0426	8873.00
206	0.0426	8873.00
207	0.0426	8873.00
208	0.0322	6707.00
209	0.0426	8873.00
210	0.0426	8873.00
211	0.0426	8873.00
212	0.0314	6540.00
213	0.0314	6540.00
214	0.0314	6540.00
215	0.0314	6540.00
308	0.0322	6707.00

Total Assessment: 100 207,994.00
(Using ft sq formula):

Notes: **Created:** 9.4.2026

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

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

*This is preliminary, not approved.
Provides advance awareness of
Additional Services Special Assessment*