

**Stone Creek Meadows  
Condominium Association  
Annual Meeting  
March 29, 2014  
3 p.m.**

Present: Dave Weiss (3 units)  
Jay and Bekki French  
Holly Bybliw  
Mary Jane Sloat (2 units)  
Melvin Vaughn  
Kathleen Talbot  
James Binder  
Joyce Hildebrand  
Laurie Mactavish  
Tom Kapala and Julie Tomlinson  
Sharon Hilberry

Steve MacDonald, Marybeth Walker - Vail Management Company

Proxies: Murry to Weiss  
Glode to Weiss  
Glover to Weiss  
Lyon to Sloat  
Bailey to Weiss  
Stageman to Mactavish  
Montross to Hildebrand

- Call to Order and Certifying proxies – It was determined that there was a quorum.
- Review of Minutes of last year's Annual Meeting –Mary Jane moved to approve the minutes. Ted seconded the motion. All were in favor.
- President's Report – Maintenance projects completed in 2013 include roof chimney crickets, additional paving, new boiler in 100 building, decks re-stained and roof and deck repairs as necessary. The Board and Vail Management will do a spring walkthrough on May 6<sup>th</sup>.
- Review of Financials – There was \$112,970 in checking and savings at year-end 12/31/13. Total assets are \$100,551. The owners voted to have the income that is greater than expenses moved to the reserve fund. The owners present approved the 2014 budget with no increase in dues. Owners are reminded to conserve gas and water in order to decrease those expenditures in the budget and to help keep dues at the current amount.

- Building Liaisons – Several owners have volunteered to act as building liaisons to keep an eye on things in the building and relay issues to the Board and Management.

Building 1 – Laurie Mactavish

Building 2 – Mary Jane Sloat

Building 3 – Sharon Hilberry

Building 4 - Cory Montross and Joyce Hildebrand

Building 5 – Ted Binder

- Maintenance –
  - Projects completed in 2013 are listed in handout attached
  - Projects planned for 2014 (before walkthrough) is in handout attached
  - VMC to check Unit 506 for no cold water at kitchen faucet
  - VMC to get bids for plowing and ask plow company to back-drag snow, not push forward and cause damage
  - Wash exterior windows in May.
- Who to Call, website Information, Insurance information and Owner Concern list are all included in the handout attached.

- New Business –
  - Holly Bybliw will work on signs for the recycles that inform owners and tenants that cans and plastic are recyclable but NOT paper.
  - The Board will look at trees at Sharon Hilberry's for possible removal at the May walkthrough.
  - Julie Tomlinson will work with VMC and the Board on changes to the website.
- Spring/Summer Projects for 2014 – Attached to these minutes. The list will be expanded during the spring walk-through on May 6<sup>th</sup> at 5 p.m. and projects will be prioritized and approved by the Board.

- Old Business –
  - Rules and Regulations – Attached to these minutes and will be emailed to all owners who are urged to share these with their tenants.

- Election of Board of Directors – The Board of Directors for 2014 is:

Dave Weiss

Mary Jane Sloat

Laurie Mactavish

Jay French

Ted Binder

Adam Bybliw (alternate)

- Meeting adjourned at 4:45 p.m.

Respectfully submitted by Marybeth Walker, Vail Management Company