

**Stone Creek Meadows  
Condominium Association  
Annual Meeting  
March 24, 2012  
3 p.m.**

Present: Dave Weiss (3 units)  
Laurie Mactavish  
Jay French  
Sharon Hilberry  
Alice Rogers  
Mara Giuliani  
Melvin and Barbara Vaughn  
Kathleen Talbot  
Kathleen and Brian Doyle  
Joyce Hildebrand  
Daniel Chesney

Steve MacDonald, Marybeth Walker - Vail Management Company

Proxies: Sloat to Weiss (4)  
Fox to Weiss  
Montross to Hildebrand  
Stageman to Laurie Mactavish  
Clark to Weiss  
Bailey to Weiss

- Call to Order and Certifying proxies – It was determined that there was a quorum.
- Review of Minutes of last year's Annual Meeting –Laurie Mactavish moved to approve the minutes. Jay French seconded the motion. All were in favor.
- President's Report – Dave Weiss reported that the Association documents were brought into compliance by Liz Clark and attorney Mary Isom. All owners were sent the Rules and Regulations and have returned signed acknowledgements. He thanked Liz for her efforts and volunteering, thereby saving the HOA many hundreds if not thousands of dollars. With the help of Vail Management, pipes in the building crawlspaces have been insulated. Roof crickets have been added next to chimneys to help alleviate ice dams and water infiltration. There are still 4 or 5 of these to complete. There are some other larger projects that will be needed in the future such as paving. Every effort will be made to do the paving project

within budget by doing it in phases so that a special assessment will not be needed. The Board has a very good working relationship with Vail Management Company.

- Review of Financials – There was \$96,000 in checking and savings at year-end 12/31/11 with payables of \$3600. Total assets are \$112,000. The budget vs. actual expenses were under budget by \$15,000 for 2011. Per the Board, the excess funds were moved to the reserve fund. The Board had approved the 2012 budget which remains the same as 2011 with no increase in dues. The owners present ratified this budget. The budget vs. actual expenses year-to-date in 2012 is tracking slightly under budget.
- Completed Projects 2011 - Vail Management Company presented a list of completed projects for 2011 which is attached to these minutes.
- Who to Call – Attached to these minutes.
- Website – Owners can access the website with their user name and password. Owner Requests and the Spring Walk Through list will be added to the website for owners' reference and will be updated on a monthly basis. If you have misplaced your user name and password, contact Marybeth Walker at Vail Management.
- Spring/Summer Projects for 2012 – Attached to these minutes. The list will be expanded during the spring walk-through and projects will be prioritized and approved by the Board.
- Election of Board of Directors – The Board of Directors for 2012 is:
  - Dave Weiss
  - Mary Jane Sloat
  - Laurie Mactavish
  - Jay French
  - Brian Doyle
- Meeting adjourned at 4:45 p.m.

Respectfully submitted by Marybeth Walker, Vail Management Company