

**Stone Creek Meadows  
Condominium Association  
Annual Meeting  
March 23, 2013  
3 p.m.**

Present: Dave Weiss (3 units)  
Jay French  
Adam and Holly Bybliw  
Mary Jane Sloat  
Mara Giuliani  
Melvin and Barbara Vaughn  
Kathleen Talbot  
James Binder  
Joyce Hildebrand

Steve MacDonald, Marybeth Walker - Vail Management Company

Proxies: Dillon to Sloat  
Mactavish to Hildebrand  
Currier to Weiss  
Hilberry to Sloat  
Murphy to Weiss  
Bailey to Weiss  
Lyon to Sloat

- Call to Order and Certifying proxies – It was determined that there was a quorum.
- Review of Minutes of last year’s Annual Meeting –Jay French moved to approve the minutes. Mary Jane Sloat seconded the motion. All were in favor.
- President’s Report – 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 is still 1of these to complete. There are other larger projects that will be needed in the future such as paving. Every effort has been and will continue to be made to do the paving project in phases so that a special assessment will not be needed. The first phase was completed last summer. The Board has a very good working relationship with Vail Management Company.
- Review of Financials – There was \$119,334 in checking and savings at year-end 12/31/12 with payables of \$10,637. Total assets are \$127,595. The budget vs.

actual expenses were under budget by \$17,996 for 2012 due to low gas costs. The owners voted to have the excess funds moved to the reserve fund. The Board had approved the 2013 budget which remains the same as 2012 with no increase in dues. The owners present ratified this budget.

- Completed Projects 2012 - Vail Management Company presented a list of completed projects for 2012 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. If you have misplaced your user name and password, contact Marybeth Walker at Vail Management.
- Spring/Summer Projects for 2013 – Attached to these minutes. The list will be expanded during the spring walk-through on May 8<sup>th</sup> at 4 p.m. and projects will be prioritized and approved by the Board.
- Old Business –
  - Rules and Regulations – The Board and Management are working on being stronger, fair and consistent with violations and fines
  - Pets – only one per unit. Renters are not allowed to have pets without the written authorization from the Board of Directors.
- New Business-
  - Owners must power wash and stain their decks this spring or arrange to have someone do the work for them. Vail Management is offering this service. A later email after bids are received will be sent to all owners.
- Election of Board of Directors – The Board of Directors for 2012 is:
  - Dave Weiss
  - Mary Jane Sloat
  - Laurie Mactavish
  - Jay French
  - Adam Bybliw
  - Ted Binder (alternate)
- Meeting adjourned at 4:45 p.m.

Respectfully submitted by Marybeth Walker, Vail Management Company