

**Stone Creek Meadows
Condominium Association
Annual Meeting
April 9, 2016
3 p.m.**

Present: Dave Weiss (3 units)
Ted Binder
Beth Murray
Holly and Adam Bybliw
Kathleen Talbot
Laurie Mactavish
Daniel Chesney

Steve MacDonald, Sean Reynolds - Vail Management Company

Proxies: Sloat (2) to Weiss
French to Weiss
Lyon to Weiss
Glode to Weiss
Montross to Mactavish

- Call to Order and Certifying proxies – It was determined that there was a quorum.
- Review of Minutes of last year’s Annual Meeting –Ted moved to approve the minutes. Laurie seconded the motion. All were in favor.
- President’s Report –
 - A note was made that owner’s need to be sure all renters are in compliance with renting rules of Stone Creek Meadows and Eagle-Vail. VMC will also upload the Eagle-Vail rules onto the association’s website.
 - Owners and occupants were reminded to practice conservation whenever possible with an emphasis on water and gas/heat.
 - In regards to issues with noise, it was advised that owners email Vail Management Company so that the complaint can be documented.
- Financials
 - A review of the financials shows that no owner was more than a quarter behind in dues. The gas costs were down for the year.
 - The 2016 budget was presented to homeowners with no increase in dues. Laurie motioned to approve the proposed 2016 budget and Ted seconded the motion. All were in favor.
 - Review of Financials – There was \$74,862.44 in checking and savings at year-end 12/31/14. Total assets are \$81,681.55.

- Insurance
 - It was noted that all owners should review the association policy to see what it covers and what owners are responsible for.
 - Dave Weiss noted that all owners must have insurance per the governing documents.

- Maintenance –
 - It was noted for all owners and tenants to be mindful when walking up the staircases.
 - Maintenance projects completed in 2015 included continuing improvement on paving and asphalt. There is still one more area to have paved this summer.
 - All roof work was completed and inspected
 - The Board and Vail Management will do a spring walkthrough on Friday May 6th at 10:00am.
 - Projects completed in 2015 are listed in the attached handout.
 - Projects planned for 2016 (before walkthrough) are in the attached handout.

- Who to Call, website Information, Insurance information and Owner Concern list are all included in the attached handout.

- New Business –
 - Lines for parking spots was brought up. This item has been discussed in the past and it was agreed this is not the right look for this project
 - There is a tree in front of 104 that needs to be planted to replace a tree that was removed. This will be discussed during the walk through.
 - The outer doors are loud and don't always latch. This item will be looked at during the walk through.
 - It was brought up that the deck, in the 100 building, that is painted a red color will be painted an acceptable color. The owner will be notified.
 - The pipes are getting loud in unit 202, this will be looked at in the walk through

- Election of Board of Directors – The Board of Directors for 2015 is:
 - Dave Weiss
 - Laurie Mactavish
 - Ted Binder
 - Holly/Adam Bybliw

- Meeting adjourned at 3:50 p.m.

Respectfully submitted by Sean Reynolds, Vail Management Company