

**Stone Creek Meadows  
Annual Meeting Minutes  
Town of Avon Council Chambers  
Monday, April 29<sup>th</sup>, 2019  
5:00 p.m.**

**Board**

**Present:** Dave Weiss (3 units)  
Ted Binder

**Owners**

**Present:** Kevin & Beth Labella  
Maryann Cikara  
Cory Montross  
Gerald Conway c/o Dave Chavez  
Melvin & Barbara Vaughn

**Proxies:** Susan Miller & Michael William to President  
Adam Bybliw to President  
Jon Buxman to President  
Laurie Mactavish to Cory Montrose  
Lyon to Maryann Cikara

**Management**

**Present:** Steve MacDonald  
Abel Vega

**Meeting called to order at 5:15pm, certified proxies, and there was not a quorum.**

**Review of 2018 Annual Meeting Minutes**

Beth made a motion to approve the minutes. Barbara seconded the motion. All were in favor.

**President's Report**

Dave spoke to the owners about the status of the association. He asked that all owners tend to any issues they have within their unit quickly, especially pertaining to any issues that affect the utilities. The association hired a company to do a reserve study for the property to help with future planning. The biggest expense is the roofs. Works is currently being done to the penetration areas on the roofs. VMC will add the reserve study to the website for the owners to view.

**Financials**

Steve spoke to the financials. Total cash in the bank is just above \$208,290.86. The capital improvement reserve fund was \$178,045.28 as of Dec. 2018. There was a ½% increase to the dues. Water, sewer, and insurance has gone up slightly. All else was under budget. Cory motioned to approve the 2019 budget. Beth seconded the motion. All were in favor.

### **Old Business**

**2018 Completed Projects** – Steve spoke to the completed project list for 2018 that was included in the meeting packet. Owners should use Abel as the main contact for VMC and the Board.

### **Who to Call**

VMC provided owners with website information and contact information for Vail Management Company

### **Insurance**

It was noted that all owners should review the association policy to see what it covers and what owners are responsible for. Steve M. reminded all owners that they must have insurance per the governing documents. He also wanted to remind owners that if they rent out their unit that not only should their tenants have renter's insurance, but the owners should as well.

### **New Business**

#### **Upcoming Projects**

All broken roof tiles will be replaced. The Board also looks to shave down the concrete sidewalks in places where there are tripping hazards. The locations have been noted. Kevin stated 401/402 vestibule door does not close completely. Maryann stated that she is hearing a zone valve water hammering at night. She also requested to have her floors between her home and crawlspace insulated. The board stated this would be an owner expense and would be an option for her. Maryann also stated her water is cold at times when she is using the hot water. She will monitor this and report it to VMC if it continues.

### **Election of Board of Directors**

The Board of Directors for 2019 is:

Dave Weiss

Ted Binder

Adam Bybliw

**Meeting adjourned at 6:21 PM.**