

**Stone Creek Meadows
Board Meeting
January 21, 2013
4 p.m.**

Present: Dave Weiss
Mary Jane Sloat
Laurie Mactavish
Jay French

Steve MacDonald, Marybeth Walker – Vail Management Company

- Call to Order
- Review of Minutes – There were no Board minutes to review from 2012.
- Review of Financials –
 - There is \$119,334 in checking and savings as of year end 12/31/12. There are total assets of \$127,600. All owners are current with dues. The 2012 budget vs actual expenses were under budget by \$19,000. Insurance and gas costs were down in 2012 as well as snow removal. The Board approved the proposed budget for 2013 which remains the same as 2012 with no increase in dues.
 - Dues statements are to be sent one month in advance of the end of the quarter. Monthly GL is to be sent to all Board members.
- Maintenance
 - The spring walkthrough is scheduled for May 8th at 4 p.m. At that time the Board and VMC will check for squirrel access at Unit 107 and discuss window washing.
 - Tree plantings – Replacement aspen to be installed at front of 200 building; white flowering crabapple to be installed at front of 500 building.
 - There was discussion about the quality of the snow shoveling. Vail Management will get a cost for T & M snow shoveling snowfalls for less than the contracted amount. Laurie will investigate who does the shoveling at Cornerstone Condominiums and get that information to Vail Management.
 - Vail Management will send a letter to homeowners at the same time as the annual meeting notice (3rd week in February) to let them know that they must power wash and seal their decks no later than June 1st. They may do this themselves or have it done. Owners must notify Vail Management that

they have completed their deck sealing. Decks that have not been completed with notification to Vail Management will be done by the Association and billed to the owner.

- New Business –
 - Laurie will compose a quarterly newsletter to go to the homeowners and posted on the website. This will be mailed with the quarterly statements.
 - There was a discussion about multiple dogs in units and tenants with dogs. This is not permitted by the Amended Rules and Regs. Laurie will compose a letter for Vail Management to send to those owners asking for a signed copy of the Amended Rules and Regs and asking the owner to make a formal written request to the Board to allow their pets, which may or may not be allowed.
- The annual meeting will be March 23rd at 3 p.m. at the Avon Public Library.
- Meeting adjourned at 5:30 p.m.

Respectfully submitted by Marybeth Walker, Vail Management Company