

**Stone Creek Meadows
Board Meeting
February 23, 2010
4 p.m.
By teleconference**

Present: Dave Weiss
 Mary Jane Sloat
 Jay French
 Tom Barnwell

Steve MacDonald, Marybeth Walker, Paul Huntoon - Vail Management
Company

- Call to Order

- Review of Minutes of last Board Meeting – The Board discussed an amendment to the minutes as proposed by Mary Jane Sloat. The minutes will be amended to read : “ The 2010 budget was increased by 2.1% to cover a projected budget deficit for the coming year. There are projected increases for water and sewer and boiler repair. The December 31, 2009 year end budget is attached to these minutes.”
 - Review of Financials – There is \$101,468 in total assets as of December 31, 2009, with \$12,372 in payables at year end. The budgets vs. actual expenditures at 2009 year end are under budget by \$13,000 . Water, trash removal and boiler expenses were over budget while gas was under budget.

Mark Lathrop is working on the audit for fiscal year 2008.

- Maintenance –
 - Owner Concerns – The Board reviewed the Owner Concern log presented by Vail Management. Owners are reminded to submit their complaints/concerns by email to Marybeth Walker at Vail Management Company.

Chris Morgan Plumbing and Heating has corrected boiler problems at the property.

Roof snow will be removed from the ground. The Board approved loader work to clean out snow storage areas.

The spring walkthrough is scheduled for Tuesday May 4th at 4 p.m. Things to consider are paving, improving Units 203/204 driveway water drainage, and replacement of the entry deck to Units 403/406.

- Old Business
 - Mary Isom is reviewing the Association's compliance with CCIOA and SB 100 as well as the Association's governing documents. Dave will send her recommendations to the Board for their review. She also needs to provide the Board and management with what is required as far as a reserve study. There is also a need for the Board to define the fine payment structure in the Association's Rules and Regulations.
 - The Board made the decision that legal charges concerning the removal of Gosnell's dog will be paid for by the Association.

- New Business –
 - Recycle – New signs are needed in the re-cycle areas to remind residents not to put plastic bags in the re-cycle bins. Vail Management will draft signs for Mary Jane's approval.

- Annual Meeting - The annual meeting is scheduled for April 10th at 3 p.m. at the Avon library. Vail Management Company will draft the notice of the meeting and send it to the Board for their approval. The current Board will run for re-election. Mary Jane will provide coffee and Vail Management will provide bottled water.

- Meeting adjourned at 5:15p.m.

Respectfully submitted by Marybeth Walker, Vail Management Company