

**Stone Creek Meadows
Board Meeting
July 7, 2011
3 p.m.
By teleconference and at VMC**

Present: Dave Weiss
Liz Clark (at VMC)
Mary Jane Sloat

Steve MacDonald, Marybeth Walker – Vail Management Company (at VMC)

- Call to Order
- Review of Minutes of last Board meeting – Mary Jane moved to approve the minutes. Liz seconded the motion as amended to read that the Gosnell's sale date is May 24th, 2011. All were in favor.
- Review of Financials – There is \$114,247 in checking and savings as of 4/30/11 with two months of expenses left to pay in the quarter. Giuliani has paid all but \$18 of her past due late fees. The Gosnell's is scheduled for a sheriff's sale on July 13th. Liz Clark will call the realtor to see what the status is of a short sale. The budgets vs. actual expenditures are tracking well year-to-date.

The Board reminded Vail Management Company that they want to receive a General Ledger monthly with detail as to what the checks to Vail Management include.

- Maintenance / Owner Concerns –
 - Vail Management Company presented the list of owner concerns. Carmella Glover is to be informed by Vail Management of the section of the Declaration which pertains owners being responsible for their own window and door repairs.
 - Mary Jane moved to approve the lower bid of \$4200 from Rubio's for stucco repair. Liz seconded the motion. All were in favor.
 - Liz moved to approve roof repairs by Showcase. Mary Jane seconded the motion. All were in favor.
 - Gutter repair is being done currently.
 - Vail Management is waiting for another bid on asphalt repair.

- Vail Management will get a second bid for rock at the 400 building. The Board approved the installation of rock at the 300/400 buildings when a second bid has been procured.
 - Trees will be removed at the 400 building including stumps. There are no new trees scheduled to be installed.
 - Vail Management will check with the owners of 303/307 to see if they prefer privacy/shade trees or more open trees that provide more sunlight to the units, based on the landscaper's recommendation.
 - The Board approved removing the tree that is split at the 500 building. Dave from Pristine is to do all of the tree removal.
 - The Board approved sod between the 200 and 300 building.
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- The next meeting is October 11th at 4 p.m. at which time Vail Management will have ready a preliminary 2012 budget for the Board's review.
 - Meeting adjourned at 6:00p.m.

Respectfully submitted by Marybeth Walker, Vail Management Company