

**Stone Creek Meadows
Board Meeting
October 13, 2015
1 p.m.**

Present: Dave Weiss
Mary Jane Sloat
Jay French
Ted Binder
Adam Bybliw

Steve MacDonald, Cheryl Senser, Paul Huntoon – Vail Management Company

- Call to Order
- Review of Minutes of last Board Meeting – Jay moved to approve the last Board Meeting minutes with the changes discussed to the Short Term Rental section. Dave seconded. All were in favor.
- Review of Financials – There is \$145,710 in checking and savings as of September 30, 2015. There is accounts payable in the amount of \$54,456. Stone Creek Meadows is expected to have normal operating expenses for the rest of the year. VMC presented and recommended the 2016 Budget to the Board with no change in total operating expenses. Dave made a motion to approve the proposed 2016 Budget. Mary Jane seconded and all were in favor.
- Maintenance
 - Walk-Thru items:
 - Unit 503 will be asked to remove all miscellaneous items from the front porch and back deck.
 - VMC will notify Unit 103 that we will change the exterior light and install a fixture that is similar to others in the project.
 - Paul and Cheryl will email the owner of Unit 105 about using an approved deck stain next spring.
 - Unit 308 is continuing to have leak issues. Showcase Services will be by next week.
 - The deck at Unit 202 is in bad shape. Paul will check with the owner and Bold on what work is being done.
 - It was reiterated that remodel work needs to be sent to VMC and the Board for approval before the work begins.
 - The dryer vent cleaning has been completed.
 - Painting of the pickets and vertical boards on the decks has been completed. One owner had this work done through her own people and sent the bill to the Board. There was a discussion on how much to reimburse the owner. Mary Jane moved to

do a one-time only reimbursement. Dave seconded this motion. The Board discussed further and agreed upon a reimbursement amount of \$256.30. Four Board Members voted in favor, with one abstention.

- There was a discussion about the sidewalks in the courtyard and the best way to level them out. This has been tabled until the tree work has been done and will be reviewed during the 2016 walk thru.
- Yet to be completed items:
 - Raking of leaves will be done two times this year. The first raking was done this week.
 - Water mitigation at 201 – 2 bids have been received. VMC recommends Leading Edge Technologies to do the work. The Board requested that Paul get more information from Leading Edge Technologies on the scope of work. The Board unanimously approved to have Leading Edge Technologies do the work if they approve of the scope of work.
 - Tree removal – VMC has gotten two bids on tree removal and Ted received another from Eager Beaver. There was a discussion about which trees should be removed. Mary Jane motioned to remove all high risk trees, but not to exceed \$8,300, and to use Eager Beaver. Jay seconded. All were in favor

- Old Business –
 - The Board has requested to switch the photoeyes on the light sensors to a timer for the 500 building. .

- New Business –
 - The Board has asked that notices be placed on the doors when work is going to be done and a blast email to owners.
 - VMC will ask owners with tenants for the tenants' contact information such as email or phone numbers.
 - Remind contractor to turn off lights and T stats/zone valves.
 - Living space is 300 sq feet per person per EVPOA. VMC will post this note on the Stone Creek Meadows website as well.
 - Dave made a motion to remove both swings per liability issues. Jay seconded. The majority of the Board were in favor.
 - The Board has authorized VMC to start liens on delinquent accounts.
 - The next meeting will be January 25th at 3:00 pm.

- Meeting adjourned at 3:15 p.m.