

**Stone Creek Meadows
Condominium Association
Annual Meeting
April 30th, 2018
5 p.m.**

Board

Present: Dave Weiss (3 units) – via teleconference
Ted Binder
Adam Bybliw
Laurie Mactavish

Owners

Present: Helen Lyon
Maryann Cikara
David Naber
Melvin & Barbara Vaughn
Kathy Talbot

Management

Present: Steve MacDonald
Hannah Wedeking

Proxies:

Doris Baily to Bybliw
Wayne & Joan Stageman to Bybliw
Mary Sloat to Weiss
John Buxman to Bybliw
Cory Montross to Mactavish
Dr. Jay & Bekki French to Bybliw

Call to Order at 5:10PM and Certified proxies, we have a quorum.

Review of Minutes of last year's Annual Meeting

Ted moved to approve the minutes. Kathy Talbot seconded the motion, all were in favor.

Financials

Total cash in the bank is just above \$141,943.97. The capital improvement reserve fund was \$131,100.33 in Dec. 2017. Stone Creek Meadows was under budget in 2017 by approximately \$12,844.89. The 2018 budget was presented to homeowners with a 5% increase in dues. The majority of the increase is to go into the Stone Creek Meadows Reserve Account. Lyon motioned to approve the budget. Laurie seconded the motion. All were in favor.

Old Business

2017 Completed Projects – The project completed list for 2017 was included in the meeting packet.

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 – VMC and the board did a walk-thru of the complex at the end of March. VMC presented a list of upcoming projects listed per building.

Reserve Study Bids – The reserve study has been completed and highlights are in the meeting packet. Owners can also view the reserve study on the HOA website. The board is planning to have all roof penetrations inspected and flashing redone over the next several years.

Election of Board of Directors

The Board of Directors for 2018 is:

Dave Weiss

Ted Binder

Adam Bybliw

Meeting adjourned at 6:19 PM.