

**Stone Creek Meadows
Annual Meeting Minutes
Stone Creek Meadows Courtyard
Saturday, July 11th, 2020
10:00 p.m.**

Owners Present:

Laurie Mactavish
Amy Weiss
Derrick Mitchell
Robert Lyon
Maryann Cikara
Donna Kearns & Charles Wilson
Mike & Gretchen Paules
Beth Labella
Cory Montross
Rebecca Zweig & Dave Naber

Board Present:

Dave Weiss (3 units)
Ted Binder
Adam Bybliw

Proxies:

Susan & Michael Miller to President
Melissa Harmon to President
MaraAnne & Joseph Giuliani to Cory Montrose
Andrew Wolf to President

Management Present:

Steve MacDonald
Abel Vega

David Weiss called the meeting to order at 10:21pm. There was a quorum with 17 owners present including certified proxies.

Review of 2019 Annual Meeting Minutes

Dave Weiss submitted a change for a misspelling. Dave Naber moved to approve the minutes. Charles Wilson second. All were in favor.

President's Report

Dave Weiss stated his biggest concern is controlling cost and dues. For the past 20-years the Board has tried to avoid special assessments with paying for maintenance items from the reserve funds. Repairs from the reserves include roof penetrations sealing, roof cricket and drainage repairs, redesign of top floor decks, redoing the gutters, and asphalt repaving. Dave

Weiss stated the Board believe special assessments are not healthy for the association. Going forward, the association is in good shape. Owners are encouraged to find ways to reduce energy costs.

Derrick Mitchell stated the reserve study shows a large spike in costs in 2023 for roofs maintenance. Steve MacDonald stated that over the past five years the Board has fixed all the crickets and resealed all the roof chimney penetrations. With doing this work, it should lower costs for 2023 expected roof maintenance. Steve MacDonald also stated that cost effective stucco repairs have been made annually to prolong the life of the stucco as well.

Financials

Steve MacDonald stated the Balance Sheet shows a total of \$200,850.32 in Capital Improvement Reserves. The reserves are healthy and if careful, the association can avoid any future special assessments. The Budget vs Actuals shows a year-to-date total income of \$118,411.12. The year-to-date budget is currently \$7,806.42 under budget. The boiler line item was over budget, under budget in water/sewer, landscaping, and snow removal. There was a unanimous vote of the owners that any excess funds over expenses will be transferred to the reserves.

Old Business

2019 Completed Projects

Steve MacDonald explained the walk-through list from 2019 that was included in the handout to owners. Due to COVID-19, a walk-through was not able to be done in 2020. The Board will try to reschedule this later in the year. Steve MacDonald stated from the 2019 list, the vestibule heat was determined to be controlled from the interior of units and it was not cost effective to replace the full system.

Who to Call

VMC provided owners with website information and contact information for Vail Management Company

Insurance

Steve MacDonald discussed the insurance information provided to owners in the meeting packet and recommended owners share this information with their personal insurance provider to help ensure there are no gaps in coverage for their unit. Dave Weiss recommended renters also have renter's insurance.

New Business

Upcoming Projects

Windows

Steve MacDonald discussed the current windows and explained how upgrading windows can provide a significant energy cost savings. Ted Binder stated Pella was original manufacturer of the association windows and the Board has information regarding the original windows. Ted Binder stated the Board would like to maintain 1-2 contractors installing new windows for continuity and the Board would approve the Pella window and installation process if owners chose to retain them as the window manufacturer.

Boilers

Steve MacDonald stated the 100 & 400/500-building boilers have been replaced. Previous management helped with the design of the previous boilers. Currently, there are still issues with the 300-building boiler. Adam Bybliw stated the Board is currently planning to replace the hot water tank and the controllers of this boiler. This should help with fixing the heat fluctuations that were being experienced. Adam Bybliw stated the Board had decided to hire C&C Plumbing to repair the hot water tank and insulate the piping as well.

Entry Sign

Ted Binder provided an update on the entry sign along with Adam Bybliw. Maryann Cikara provided a few sign drawings for owners to review. Maryann Cikara stated Sign Design in Eagle-Vail will be helping with redesigning the entry sign and landscaping as there is no irrigation near the sign and drought proof perennials are being considered.

Election of Board of Directors

Steve MacDonald discussed the Board of Directors Election process and asked if any owners were interested in running for a Board position. Adam Bybliw stated he would like to re-run and transition to Board President. Ted Binder stated he would like to re-run. Dave Weiss stated he has served for a long time and is transitioning off the Board due to health reasons but would help as long as possible as a committee member. Charles Wilson moved to expand the Board of Directors to a 5-member Board with 2-alternate members. Beth Labella second. 13 to 17 in favor.

The Board of Directors for 2020 will consist of:

Dave Nader
Ted Binder
Adam Bybliw
Dave Weiss
Derrick Mitchell

The Board Alternates for 2020 will consist of:

Laurie Mactavish
Mike Paules

Meeting adjourned at 12:17 PM.