

**Stone Creek Meadows
Annual Meeting Minutes
Stone Creek Meadows Courtyard
Saturday, August 14th, 2021
10:00 p.m.**

Owners Present:

Holly Bybliw
Michael Gavigan
Amy Weiss (3 units)
Helen & Robert Lyon
Mike Paules
Beth Labella
Cory Montross
Rebecca Zweig
Casey Baskins

Board Present:

Dave Nader
Adam Bybliw
Mike Paules
Laurie Mactavish

Proxies:

Matthew Martin to Laurie Mactavish
Susan & Michael Miller to President
Maryann Cikara to Helen Lyon
Donna Kearns to President
John Zell to President
Ted Binder to President

Management Present:

Steve MacDonald
Abel Vega
Mac Garnsey

Adam Bybliw called the meeting to order at 10:11am. There was no quorum with 15 owners present including certified proxies.

Review of 2020 Annual Meeting Minutes

Mike Paules moved to approve the minutes with corrections to the “Election of Board of Directors” section. Dave Naber second. All were in favor.

President’s Report

Adam Bybliw stated this has been a challenging year with delays due to COVID. Thanked Bob & Helen Lyon for their gardening efforts, Ted Binder for working to find competitive insurance bids to help stay within budget, Laurie Mactavish for assisting with the community letter, Mike Paules for working with the near by school to adjust their lighting which was affecting the association, and Maryann Cikara for helping to create the new entry sign. Adam Bybliw gave a special thanks to Dave Weiss, who had passed this past year, for his endless contribution to the association.

Financials

Mac Garnsey stated the financials presented were as of June 30th. The Balance Sheet shows a total of \$218,983.94 in assets and a total of \$202,569.64 in equity. The reserves are funded by \$13,357.26 each quarter or \$53,429.04 each year. Some expenses in 2021 included required repairs by Eagle River Water Sewer & Sanitation District, the replacement of glycol feeders and pumps for the boilers. The Income Statement shows the association is on budget 6-months through the year. Insurance will be under budget with a new policy. Natural Gas and Water Rates have been increasing each year. Expecting a 10% increase in water rates for 2022. Mac Garnsey recommend the Board continue to monitor the utilities and adjust the budget each year to accommodate any recent and future increases. Repairs & Maintenance for Boilers were over due to having to troubleshoot heating issues. The Repairs & Maintenance for the property has shown savings which will help offset these Boiler maintenance costs. Snow Removal and Roof Shoveling showed savings due to a light snow year.

Old Business

2020 Completed Projects

Steve MacDonald stated the Board did a walk through early in the year and provided VMC with a to do list to which majority of the items listed have been completed. The landscaping around the property looks good even though the contractor has had issues with staffing due to COVID. The Board attempted to fix the vestibule heating issue but found that they are tied to and controlled by individual units. A viable and cost-effective solution to separate this has not been found. The doors to both trash sheds have been replaced and adjusted. Past projects that were previously done include replacing the deck flashing and repairing all roof penetrations. Steve MacDonald recommended the Board and association continue to address roof issues as they arise.

Who to Call

Abel Vega provided owners with website information and contact information for Vail Management Company

Insurance

Steve MacDonald stated there is a new insurance policy in place and asked owners to please share the policy information with their personal insurance provider to help ensure there are no gaps in coverage for their unit.

New Business

Entry Sign

Adam Bybliw stated that he and Mary Chikara worked with Sign Design to create the sign. They have signed the contract and the sign will be completed in November. The sign will

feature integrated lighting with aesthetics being completed in the fall, and the landscaping being completed in the Spring/early summer. The sign will be angled towards the entry from Eagle Road.

Boilers

Steve MacDonald stated Eagle River Water & Sanitation District has passed down a lot of requirements for plumbing codes after failing a state inspection. They are currently passing these code upgrade requirements to their customers. The 200 & 300 boilers are having trouble with the glycol auto-feeder running out of glycol which means there is a leak in the system. The Board with the help of C&C Plumbing and VMC have been troubleshooting the issue. Adam Bybliw stated this has been a frustrating issue and the Board has had a lot of preventative maintenance done but still cannot find the leak. C&C Plumbing has made this a high priority and will continue to work to locate the leak or find a solution that can get system through the upcoming winter season. Adam Bybliw stated the portion of the system that is affected is the base board heat loops which are fed by glycol feeders. C&C is working to pressure test these loops and there is a possibility that the leak is under ground between buildings.

Zone Valve Inspections

Adam Bybliw stated that zone inspections have not been done due to COVID. Steve MacDonald stated that instead of entering units and with zone valves normally failing open, failed zone valves can be replaced as need. Owners should notify VMC if there is an issue with receiving heat.

Crawlspace Insulation

Mike Paules stated that he sealed and insulated his crawlspace and recommend owners do the same to save on heating costs. Adam Bybliw stated that the association assisted by paying for materials. Mike Paules stated he covered the labor costs.

Irrigation

Adam Bybliw stated that the Board had an audit of the sprinkler system done. The Board will take this information and find ways to save and reduce the water budget.

Election of Board of Directors

Helen Lyon nominated Casey Baskins to the Board as a member or an alternate. Adam Bybliw moved to accept Casey Baskins by acclamation. Dave Naber second. All were in favor.

The Board of Directors for 2021 will consist of:

- Adam Bybliw
- Ted Binder
- Dave Nader
- Mike Paules
- Derrick Mitchell
- Laurie Mactavish

The Board Alternates for 2021 will consist of:

- Casey Baskins

Adam Bybliw moved to adjourn the meeting. Michael Paules second. Meeting adjourned at 11:51 AM.