

**Stone Creek Meadows
Board Meeting Minutes
Thursday, June 6th, 2023
Zoom Conferencing
12:00 p.m.**

Board Present:

Dave Nader
Mike Paules
Matt Martin
Laurie Mactavish
Casey Baskins

Management Present:

Steve MacDonald
Abel Vega
Mac Garnsey
Matt Debus

Laurie Mactavish called the meeting to order at 12:05pm.

Old & New Business

2023 Annual Meeting

Laurie Mactavish discussed the Annual meeting agenda and notice to owners. The agenda items will be primarily roof replacements and the 200/300-bldg boiler replacement update. Laurie Mactavish asked if the association is over in water expenses. Mac Garnsey stated the water expenses are currently on budget. Laurie Mactavish then asked about gas. Mac Garnsey stated natural gas is currently over budget, but this line item may potentially even out by the year's end. Matt Martin stated the 2023 Annual Meeting will be held via Zoom.

Association Communications

Laurie Mactavish has questions about overall communication between the Board, VMC, and homeowners. Abel Vega stated that VMC needs notice of an issue to act. Some items do not get brought to VMC's attention. Steve MacDonald recommends asking the owners in the 300-building about their heating this past winter. Laurie Mactavish stated she did send an email to the owners about their heat. Matt Debus stated that everyone had heat, just not as much as they would have liked. Laurie Mactavish stated the center units did not have adequate heat this past winter and recommends owners having storm windows.

Roof Replacements

Matt Martin and the Board discussed the agenda and where the roof replacement discussion would fit best. Matt Martin asked about funding for this project. Mac

Garnsey stated a special assessment would be needed to pay for the entire project and the current reserve funds should stay in the bank to keep the association well-funded. Abel Vega stated VMC will provide a summary of the reroof bids in the meeting packet shared with owners. Laurie Mactavish asked if VMC is seeing other associations not being funded for roof replacements. Abel Vega gave an example of another association going through this same process this year, Steve MacDonald agreed. Laurie Mactavish asked if the reserves should be increased. Abel Vega stated traditionally owners like to hold on to their money instead of having a large savings with the association. Laurie Mactavish asked if an engineer needs to be hired for this project. Steve MacDonald stated that he does not think an engineer sign off for this project would be necessary. The Board and VMC discussed specifics pertaining to the stucco and reroofing one building at a time.

Next meeting will be held on Tuesday, September 12th. Time and location TBD.

Laurie Mactavish moved to adjourn the meeting. Mike Paules second. Meeting adjourned at 12:52 PM.