

STONE CREEK CANYON HOMEOWNERS ASSOCIATION
Minutes of General Membership Meeting March 25th, 2021

Call to Order:

- The General Membership meeting of Stone Creek Canyon Homeowners Association was held via video/tele conference on March 25th, 2021. The meeting was called to order at 6:35 pm.

Attendance / Quorum:

- Directors Rob Smith, Marc Shaw, and Kelly Bingham were in attendance. Other attendees included Casey & Asillin Clark and Heather Gillespie of Alliance Property Management (“Alliance”). Residents present in person or by proxy included: Annette Foncesbeck, Jeff & Teresa Fulton, Michelle Gallagher, Marjean Wayment, Laurence Limlengco, Franceen Galbraith, Jacqueline Hansen, Carolyn Benner, Stephen Mace, Edward Keough, Shoriel Charley, Spencer Poulson, Laurie Donaldson, Kara Paul, Brandy Murphy, Gail Geiger, Deanna Scadden, Gary Tann, Judith Mace, Britney McIver, Matthew Brown, Christine (Lemon Family Trust) Via Proxy: Marlene Baird, Jay Barnett, Joyce Davidson, Tammy Duncan, Custer Fisher, Ken Hamer, Barbara Little, Sara Manzanaraes, Brooke Nelson, Jack & Lynette Nickell, Lloyd Peterson, & Kimberly Rhodes.

Agenda/Minutes:

- Agenda was motioned for approval by Marc Shaw and seconded by Marjean Wayment.
- Minutes from General Membership Meeting held March 4th, 2020 were approved on a motion by Rob Smith and seconded by Marjean Wayment.

Manager Report:

- Alliance reported that with the help of the board we were able to get the new governing documents passed. The board also updated and passed a new set of Rules & Regulations.
- Alliance worked closely with the health department and adjusted association procedures due to COVID-19 to keep the association in compliance.
- Estimates were taken throughout the year on large expenses for the association to ensure we are getting the best value for the association.
- A new Facebook page for the association has been created to provide more communication tools for the association.
- Rob Smith motioned to approve the manager’s report with a second from Kelly Bingham.

Financial Report:

- Alliance presented a review of the reserve study, the association is still underfunded, however the percentage is increasing each year and we project they will be about 45% funded by year end.
- The 2021 budget was presented, Alliance reviewed how the funds are broken down to cover association expenses.
- A question was asked when the landscape contract will be reviewed. Casey stated that the board elected to sign a 3-year contract to keep prices lower for the association.
- Alliance presented some data regarding projected costs to keep the pool open through the end of September and to keep the spa open year-round. The board will review this information when making a decision for the upcoming season.
- Rob Smith made a motion to approve the financial report with a second from Kelly Bingham.

Owner Questions:

- Stephen Mace asked if some more gym equipment could be installed. Other residents liked this idea as well and commented that another treadmill would be nice and a stationary bike.
- Frankie Galbraith asked if the board would consider adult only hours at the pool. Casey stated that is something the board can discuss after consulting with legal.
- Laurie asked that all residents please clean up after their pets and clean up trash lying around.
- Teresa Fulton stated that she would be willing to get certified to help lower the pool expenses. Alliance stated that anyone can submit a proposal if they would like, liability insurance and workers compensation is required.

Election of New Officers:

- Current board members; Rob Smith, Marc Shaw, Gerald Broad, Kelly Bingham, and Kimberly Rhodes.
- Kelly Bingham and Gerald Broad’s positions are up for re-election this year.
- Deanna Scadden, Kelly Bingham, Caroline Benner & Gail Geiger were nominated and accepted the nomination. Each nominee took a moment to introduce themselves and give the residents an idea of why they would be a good nominee.
- Alliance provided an online form for all in attendance to vote on. The votes will be tallied, and proxies will be verified, Alliance will notify the membership of the results via email and text.

Adjourn:

- The meeting was adjourned at 8:05 pm motion made by Rob Smith and seconded by Kimberley Rhodes.