

Precedent at Stony Creek Homeowners Association
Board of Directors Meeting
November 12, 2009

Meeting Minutes

Meeting called to order by President John Musciano at 6:30 pm at Kathy Palmtag's home. Those Board members attending the meeting included Fred Brooks, Mary Beth Brooks, Marjorie Houldieson and Judy Hershiser. Earl Johnson from Western States Property Services and the homeowner from 8918 W. Plymouth also attended.

Minutes from the September 2009 meeting of the Board members were included in the Board meeting packet. After being reviewed it was moved by Mary Beth Brooks to approve the minutes as presented and seconded by Judy Hershiser. Minutes were approved unanimously.

Committee Report-Architectural Committee reported that there hasn't been any new applications submitted for approval in the last 30 days.

Business

Concrete Repairs-The repairs to the driveway and walk at 9055 have been completed. The driveway surface was chipping and the walk had a couple of "trippers" that needed to be repaired.

Roofing-The Association has received claim money for the replacement of the roofs. American Family is the insurance company. Work on the roofs won't start until the spring of 2010

Resident-homeowner from 8918 West Plymouth addressed the Board about her crawlspace and water that enters the unit. After listening to her requests, the board directed Earl Johnson to have the Association's attorney to send her a letter concerning this matter. At the present time, the Board feels that they have addressed her issues.

New Business

Budget Approval for 2010-The Board voted in favor to increase the Association's dues by \$10.00 a month beginning the first of January 2010. The motion to approve the new budget was made by Fred Brooks and seconded by Marjorie Houldieson. Motion approved unanimously.

Sewer Rates-A memo from the City of Littleton was recently sent out notifying all residents of the increase for 2010. The new rate will show an expense of more than \$23,000.00.

Annual Meeting for 2010-We set the date based upon availability at the Library. Notices of the meeting will be sent out.

Financial Information-The October financial was included in the Board packet for Board members to review.

Judy Hershiser moved to adjourn the meeting and was seconded by Mary Beth Brooks.