

Precedent at Stony Creek Homeowners Association
Board of Directors Meeting
May 14, 2009

Meeting Minutes

- I. Meeting called to order by President John Musciano. Those Board members attending the meeting included Fred and Mary Beth Brooks, Judy Hershiser, Marjorie Houldieson and Earl Johnson from Western States also attended. Shari M., homeowners also attended the May meeting.
- II. March minutes were reviewed. Motion to approve by Marjorie Houldieson and second by Fred Brooks. Motion passed.
- III. Guest-Resident from 8918 attended the meeting to discuss a recent event at her home where the crawl space flooded and ruined her hot water heater. The loss was not covered by insurance. She wants to know if the Association will install a French drain in the area to help divert any ground water or water from a high water table. Proposals will be looked at under new business.
- IV. Old Business
 - A. Two previous projects have been completed on the property. One was to remove 4 trees along Portland Ave. that were not in good shape. They were removed and stumps ground down. The asphalt at the Plymouth intersection was removed and replaced by Rocky Mtn. Pavement.
- V. New Business
 - A. French Drain Proposals
 1. DIC proposal to install the French drain is \$2326.76
 2. Dan Kennedy proposal was \$2932.25.Board voted to accept DLC's proposal. It was moved by Fred Brooks to accept DLC bid. Second by Judy Hershiser. Motion approved unanimously.
 - B. Trash Dumpster will be ordered for the first weekend in June, which will be June 5th and pickup on the 8th. A notice will sent to the owners.
 - C. It was discussed to eliminate the grass behind 8918 unit and cap the irrigation to help reduce the amount of water in the area behind the townhomes. DLC will be notified. Motion by Judy Hershiser and second by Mary Beth. Motion passed.
 - D. Debbie Richins at 8818 has requested that the ivy at her entrance be removed. The ivy has a number of snakes living in the garden. Board agreed that it should be remove.

Financial-At the end of April the reserves are at \$83,215.00 with the operating at \$12,016.00. We are on budget thru 4 months of the new year. Delinquencies are at \$12,000.00. Ms. Thayer has written the Board about her financial state. Board asked that she try and pay current for the next 6 months and also try to pay more if possible towards her outstanding balance.

There being no further business to discuss, it was moved by Fred Brooks to adjourn and seconded by Marjorie Houldieson. Next meeting will be held on July 9th at the Brooks residence.