

**Stillwater Crossings Townhome Association**  
**Board Meeting**  
**6:00 PM**  
**Location: Kingwood Management**  
**14520 61<sup>st</sup> Street Court North**  
**Date: June 28, 2023**

**Minutes**

**I. Homeowner Forum**

Homeowners Present: Don & Jo Amiot, Roger Antonson, Darlene Rossow, Judy Goodman, Dianne Hoffman, Kim Anderson, Mark Flis

Lea Morris began the Homeowner Forum by introducing herself and reading the letter dated June 28, 2023, attached to these minutes for homeowner reference. The letter will be sent to all homeowners on June 29, 2023. She announced the unexpected resignation of Wes Humphries on June 27, 2023, and thanked him for his years of hard work serving on the Board of Directors. She then discussed the proposed new direction of the board and encouraged homeowner participation. She discussed ice dam and snow removal issues and decks and patios, please see attached letter.

A question-and-answer session began with homeowners and the board. Most were concerned about the snow removal and ice dam charges which were addressed as per the attached letter. Homeowners present were satisfied with the board's decision to remove the charges. A homeowner asked about the color of the decks. Would they be considering a new color for the decks. The board said yes, they are investigating a new color to be adopted by the Association. A homeowner asked if he could put something around the deck post to deter squirrels. He was advised to submit an Architectural Request Form.

**II. Business Meeting**

**A. Call to Order**

Called to order at 5:59 P.M.

**Attendance:** Board Members: Terry Dryer, Lea Morris  
Kingwood Management: Jennifer Sherwin, Property Manager.

**B. Approved May 25, 2023, minutes**

**B.1.** The minutes were approved by the Board with some corrections. Terry made the motion to approve, Lea 2<sup>nd</sup>, motion carried.

**C. Financial Report**

**C.1. Review of Financials**

Discussed by the Board and Jennifer Sherwin. Lea and Terry discussed the monthly financial report. The Association is on budget. The financial report was approved.

### **C.2. Delinquencies**

The Board discussed delinquencies and fines. Fines need to be pursued more diligently by Kingwood Management. Discussed adding late fees to fines.

### **D. Management Report**

#### **D.1. Incident/Complaint Reports**

Discussed by the Board and Jennifer.

### **E. Old Business**

#### **E.1. Decks**

The board discussed how they are going to move forward with the deck project. Lea discussed her position is that the homeowner is financially responsible for their deck. As decks and patios are a Limited Common Element it is up to the homeowner to maintain. If a homeowner is not maintaining the limited common elements on their home, it is then up to the Association to ensure homeowners are complying and are maintaining the limited common elements. Please refer to the attached letter for further information. She also noted homeowner feedback and requests suggested a new deck color should be considered and deck materials. The board discussed homeowners will need to be given time to do the deck repairs and have the decks stained. They discussed a date in October. If homeowners do not comply, they will be fined and at that point the Association will have a vendor of their choice do the repairs and the homeowner will also be charged for all the work.

#### **E.2. Projects Outstanding**

Lea and Terry discussed the projects outstanding at Stillwater Crossings with the property manager and the priority those projects should take.

### **F. New Business**

#### **F.1. Resignation of Board President**

President Wes Humphries put in his letter of Resignation on June 27, 2023. Lea Morris made a motion to accept his resignation and Terry Dyer second, motion carried.

#### **F.2. Election of Board President**

Terry Dyer made a motion to elect Lea Morris to be the Board President. Lea accepted the nomination. Motion carried Lea Morris is the new acting President.

### **G. Schedule Next Meeting**

Date: June 28, 2023

LOCATION: Kingwood Management Office, 14520 61<sup>st</sup> Street Court North

TIME: 6:00 PM

### **III. Adjournment**

Lea motioned to adjourn the meeting. Terry second; motion carried. Adjournment at 8:00 P.M.

**There are open seats on the Board of Directors. Please contact Kingwood to express your interest.**