

**Stillwater Crossings Townhome Association
Board Meeting**

6:00 PM

Location: Kingwood Management

14520 61st Street Court North

Date: August 8, 2023

Minutes

I. Homeowner Forum

Homeowners Present: Roger Antonson, Judy Goodman, Linda Glendenning, Mark & Jean Flis, Stefania Casci, Katherine Dyer, Cheri Heise, Fred Huelsmann, Jo Amiot, Gillian Stewart

Several homeowners attended to show support to the board of directors.

Fred Huelsmann had questions about the deck project. Lea reviewed the information and decisions made at the June 28, 2023, board meeting, in addition to a communication that was going to be going out to homeowners regarding the deck project.

Jo Amiot thanked the board for removing the dead bushes near her door and fixing the edging near her sidewalk that was causing a tripping hazard. She also brought up her concerns with the color of her front door, how hot it gets and the peeling paint from the heat. Lea advised the board would be reviewing paint color for the doors.

Cheri Heise brought up concerns regarding the front exterior light of her home not working properly. She also stated concerns with sprinkler heads near her back patio and old trees around the property. Lea advised we have a contract with Alliance, and they inspect the trees annually and make recommendations for trimming and removal. Lea also advised we could have the sprinkler heads inspected and check the timer for when they go on. The exterior lights were also addressed, and homeowners were reminded that exterior lighting is a homeowner responsibility.

Mark Flis addressed his questions regarding his ARC form to the Board, and they were discussed.

Gillian Stewart thanked the board for refunding ice dam money. She also had questions regarding sprinklers near her property and rental units (how many currently and how many are allowed). Lea stated we could have the sprinkler issue looked at. Lisa advised per a January 3, 2023, communication from Kingwood Management, the Stillwater Crossings has 39 rental units out of 142. It was also discussed that there is currently no cap for how many rental units

are allowed. It should also be noted that Gillian weeded and cleaned up the front entrance Stillwater Crossings sign area. Thank you, Gillian!

Katherine Dyer had questions regarding dryer vent cleaning. The board confirmed this is done every other year and it was done in 2022. Katherine also stated she supported the idea of changing the paint color on the front doors to be white.

II. Business Meeting

A. Call to Order

Called to order at 6:05 PM.

Attendance: Board Members Lea Morris, Lisa Tschida

Kingwood Management: Jennifer Sherwin, Property Manager.

B. Old Business

B.1. Sand jacking

Phase 1 of the sand jacking project will be scheduled in the next couple of weeks. Homeowners will be notified once final dates have been determined.

B.2. Sealcoating and Crack Sealing

Was completed to satisfaction.

B.3. Heat Cables

Discussed how heat cables will be handled. Board determined that if individual homeowners want to install, they can submit an ARC form and will be responsible for the cost.

B.4. Exterior Lights

Board discussed issues with exterior lights as brought up in the homeowner forum³. Although the lights were installed and paid for by the Association when the siding was completed, (2018) they are a homeowner responsibility as per the Governing Documents. The Association replaced them during the siding project so everything would be uniform at the Association. However, this was a one-time service as part of the claim. Homeowners were notified at the time this was a one-time service.

The lights are considered a Limited Common Element therefore the homeowner is responsible.

The fixtures are available at Menards. The Board has recognized as there are not traditional bulbs in these lights, they are difficult to work with. If homeowners prefer to replace the whole fixture so a more traditional bulb can be used, please do so. The Board does request that the replacement fixture match as close as possible to the existing design.

Homeowners must complete an ARC form with a photo of the light to be installed

for written approval from the board before proceeding with install.

C. New Business

C.1. Front Door Paint Color

The board discussed changing the paint color on the front doors. The dark color doors in the direct sunlight are having issues with overheating and peeling paint. Lea motioned for the door color to be changed to white for all front doors. Lisa second, motion carried. The board will provide specific information regarding color and sheen to homeowners in a separate communication.

C.2. Fencing Around Utility Boxes

It was discussed that the fences installed at the end of the units around the utility boxes are not holding up. They were leveled but many already need to be fixed/leveled again. The company that did the leveling is no longer in business and it was discussed that any future leveling attempts will not hold up. The board discussed handling this in a phased approach, beginning with replacing the fences with the most significant issues first. The board will begin reviewing possible options for replacing the fencing.

D. Schedule Next Meeting

Annual Homeowners Meeting

Date: TBD

Location: TBD

III. Adjournment

Lea motioned to adjourn the meeting. Lisa second; motion carried. Adjournment at 8:00 PM.

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