



**Board of Directors Meeting  
Monday April 17, 2017  
MINUTES**

- I. **CALL TO ORDER:** The Stone Canyon Condominium Association Board Meeting was called to order on April 17, 2017 at 6:35 p.m. at the Tower Ridge II Clubhouse located at 18375 East Columbia Place in Aurora. The Board Members present were Leslie Stevens and James Gregory. Carl Johnson Jr. was not in attendance. Cheri Hartman, CMCA®, AMS® Licensed Colorado CAM, Community Association Manager and Andy Bartho with Construction Services were present to represent Hammersmith Management, Inc.®
  
- II. **APPROVAL OF MINUTES:** The Minutes from the March 2017 meeting were reviewed. There being no corrections or additions noted, Jim Gregory moved to approve the Minutes from the Board of Directors Meeting held on March 20, 2017. Leslie Stevens seconded; motion carried unanimously.
  
- III. **HOMEOWNER FORUM:** The Board answered questions regarding the new Management Company. Homeowners discussed the problem with dog and cat waste in the common area and that some pet owners do not put their pets on a leash. The decision was made to place an article in the newsletter advising pet owners that they will be fined if they do not pick up their pet waste and if their pet is not on a leash. The Board and homeowners discussed the pros and cons of giving residents a handle to the water spigots outside the units. The Board will come up with a solution and advise the homeowners of their decision. A homeowner stated there is a pot hole near the entrance of Waco Court. Andy Bartho noted that he verified the work completed by CASI last year was completed in accordance with the specifications of the contract. The problem with limited parking was discussed. The Board, with the input of the residents, will brainstorm solutions and continue the discussion at a future meeting. The decision was made to give the leftover paint from the recent painting project to Habitat for Humanity instead of finding a place to store it. Homeowners requested that shrubs and bushes be replenished this spring. The Manager will ask Josh Schultz with Schultz Industries to meet them by the pool prior to the May meeting to conduct a landscape walkthrough.
  
- IV. **ASSOCIATION BUSINESS**
  - Proposal SBSA 3241A Garage Water Intrusion – Jim Gregory moved to approve the proposal from SBSA to prepare the engineering drawings for a cost of \$3,600 to correct the drainage by the garages at building 3241 in order to stop the water intrusion into the garage at unit A. Leslie Stevens seconded; motion carried unanimously.
  - Proposal Aspen Reserve Specialists – Reserve Study – The proposal from Aspen Reserve Specialists was tabled for a future meeting.
  - Off-Set Pipe Update – Jim Gregory stated he will address the off-set pipe in his unit once his tenants have moved out.
  - Stolen Air Conditioners – It was reported that at least 2 air conditioners were stolen and 2 others were disconnected and move away from the building. The Manager will contact the Association's insurance provider to determine if the stolen and damaged air conditioners are covered by the Association's policy or if each owner is responsible for filing a claim on their personal policy.
  
- V. **COLLECTIONS AND LEGAL MATTERS:** The Delinquent Report and Attorney Status Report were reviewed. The Board will meet in Executive Session to discuss contracting with either a HOA attorney or a collection agency since Moeller Graff is no longer representing the Association.

- VI. **MANAGEMENT REPORT:** The Manager reviewed the Management Report and discussed pending items. There were not questions or concerns from the Board Members.
- VII. **FINANCIAL BUSINESS:** The financial reports for the period ending March 31, 2017 were reviewed. Total expenses for the year were under budget projections by \$30,197. The balance in the Pacific Premier Operating account totaled \$276,378.38 and the balance in the RBC Wealth Management account totaled \$379,068.41. The unaudited financials for the period ending March 31, 2017 were accepted as presented.
- VIII. **SCHEDULE NEXT MEETING** - The next Board meeting will be held on Monday, May 15, 2017 at 6:30 p.m. at the Tower Bridge II Clubhouse.
- IX. **APPROVAL OF MONTHLY INVOICES** - The monthly invoices were reviewed and the checks were signed as appropriate.
- X. **ADJOURNMENT** – There being no further business to address at this time, Leslie Stevens moved to adjourn the meeting. Jim Gregory seconded; motion carried unanimously. Meeting adjourned at 8:05 p.m.