

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, MAY 15 2017
TOWER RIDGE II CLUBHOUSE
18375 E COLUMBIA PLACE
AURORA, CO 80013**

- I. ESTABLISH A QUORUM** Meeting was called to order at 6:30pm by Director Stevens. The following Board members were present for quorum.

Leslie Stevens, President
Carl Johnson, Vice President

Jim Gregory, Secretary/Treasurer

There were twelve homes represented by attending homeowners. Molly Ryan with Metro Property Management was also present

II. SPECIAL GUESTS:

JOSH SCHULTZ – Josh reported he will be on the property every week. He is eager to hear any homeowner feedback. Josh and Director Stevens walked the property in advance of the meeting and they discussed the enhancement projects for 2017. Josh will supply the Association with proposals for consideration at the next meeting as discussed. After all homeowner questions were fielded, Josh was excused from the meeting.

ANDY BARTHO – HAMMERSMITH CONSTRUCTION SERVICES – Andy reported they are almost finished with the punch list and they will supply the Association with an O & M Manual for the paint project warranties and maintenance. Color specifications will be included as the colors were custom mixed. 13 buildings were painted in 2016 and 12 building were painted in 2017. Director Stevens requested a copy of the Master Contractor Contract. Andy reported the contract would not be supplied and referred Director Stevens to Davina with Hammersmith for more information. Andy reported there is salt damage to railings that should be inspected and addressed but it is typical in a community where salt is used to mitigate icy conditions. Homeowner reported the garage at 3231A is not yet painted. Andy reported this will be added to the punch list. After all homeowner questions were fielded, Andy was excused from the meeting.

III. BOARD BUSINESS

Board Announcements – Director Stevens welcomed the homeowners and introduced the Board members along with the new management company. The Board stressed the priority of the homeowners and the Board's earnest to support the homeowners in their capacity as the governing body for the Association

Approval of Minutes – April 18, 2017 – On a motion duly made and seconded, it was unanimously resolved to approve the Board meeting minutes from April 18, 2017. There were no unanswered questions

Board members disclose any conflicts of interest regarding agenda items – There were no conflicts of interest among the Board members related to items on the agenda.

- IV. HOMEOWNER FORUM** - The Homeowners brought the following items to the Board's attention. Homeowners would like to use the hose bibs. Director Gregory has been inspecting the hose bibs to address this request. The Association does not want the residents to use water to wash their vehicles. Attendees reported they want the convenience so they can water their flowers or landscape. The Board will supply removable hose bib handles to homeowners who request them. Homeowners were instructed to email management if they would like a handle. Another homeowner reported their front porch is chipped and he would like to have it inspected and repaired. Another homeowner reported water is draining into his garage. The Board responded they have had an engineer look at the problem and draft a repair detail. The Association will use the repair detail to request bids. Homeowner reported an air conditioner was stolen from unit 3238J. Another homeowner reported there are pot holes in the drive lane at Waco and Dartmouth. The Association will inspect and repair if they belong to Stone Canyon. If they do not, the City of Aurora will be notified. Homeowner suggested the Association begin a neighborhood watch. The Board would like to invite the Par Officer to a future Board meeting.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings – None scheduled
Board members review correspondence from the community – Board members deferred the homeowner correspondence for later in the meeting.

VI. FINANCIALS STATEMENTS

April 2017 – On a motion duly made and seconded, it was unanimously resolved to approve the financials subject to final audit.

VII. NEW BUSINESS

Pot Hole – Discussion ensued regarding the pot hole found near 18273 K E Flora Place. There was some concern that live electricity was exposed or possibly a slab tension cable. Both concerns were allayed. The board approved the proposal from HPS to fill the pot hole for \$785.00.

Water Spigots – The Board will supply homeowners with handles for the hose bibs at the homeowner's request.

Falling Lamp – The Board inspected the light pole and finds it would be better to relocate them. They would like some proposals for this work.

Stolen AC Units – The homeowners will report any stolen air conditioners they observe.

Security Guards – In order to save time, this topic was tabled.

Oil by Trash Can – A homeowner reported oil is being put into the trash cans at a specific home. Once management has the address, the violation will be communicated to the owner of the home.

Driveway Drainage – The Association had SBSA draft the design detail to repair the drainage that is directing water into a garage. The Board directed management to get proposals.

Defective Pressure Regulators in Banging Pipes – The Board has fielded a report of loud pipes and will be looking into the matter. One theory is the pressure regulators are defective. One homeowner in attendance reported there was an issue where the toilet plumbing did not have a wax ring and that caused loud pipe noises. The homeowners present did not report they are experiencing banging pipe noises. The Board directed management to have Pipeitup inspect the issue.

New Attorney – The Board reported to the members they are looking into other collection attorneys.

FHA Certification – In the interest of time, this matter was tabled.

Other – There were no other items brought before the Association

VIII. MANAGER'S REPORT Management supplied a written report on items completed since engagement.

IX. COMMITTEES

ARC Committee – There were no ARC requests to discuss.

X. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting to Executive Session at 8:40pm

Next Board Meeting Date Monday, June 19, 2017 at 6:30pm

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan: