

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, JUNE 19 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 nine homes represented by attending homeowners. Molly Ryan with Metro Property Management was also present

II. **BOARD BUSINESS**

**Board Announcements** – There were no announcements

**Approval of Minutes – May 15, 2017** – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from May 15, 2017

**Board members disclose any conflicts of interest regarding agenda items** – There were no conflicts of interest among the Board members

- III. **HOMEOWNER FORUM** - The Homeowner Forum included comments about the following matters: Pet feces continues to be an issue. If any homeowner observes another resident failing to pick up pet feces, they should report the matter to management in writing with dates, times and the unit number. The homeowners would like to pursue the neighborhood watch program and have been spreading the word in the community that it is being considered. Management will contact the par officer and invite them to the next meeting. A homeowner reported residents are using other trash bins for their boxes which is creating a burden for the residents who have no place to put their trash. There is no known language restricting this behavior but management will look into it and the homeowner will supply pictures to management.

- IV. **SPECIAL GUEST: ANDY BARTHO and MICHAEL KERN – HAMMERSMITH CONSTRUCTION SERVICES** – Andy and Michael presented the painting report for the community repaint performed over the last two years. The punch list has been completed. The Board was given the paint custodian which included the custom mixed color codes. There were no unanswered questions. The Board was presented with final payment for funds held in the checking account. Payment was executed and the guests were excused with appreciation for their time.

V. **HOMEOWNER CORRESPONDENCE** –

**Homeowner Hearings** – There were no hearings

**Board members review correspondence from the community.** The Board approved the request to waive late fees due to the management transition. Another homeowner reports anonymous and threatening notes are being placed on their tenant's door. The Board condemns this activity. There were no unanswered questions.

VI. **NEW BUSINESS**

**Falling Lamp – Repair proposal** – The Board was presented with a proposal to repair the falling lamp and determined they would like a proposal for a fiberglass light pole. Management will pursue.

**Driveway Drainage** – Repair Proposal Management received one proposal to repair the drainage to the garage for \$36,190.00. The Board instructed management to consult with the engineer for approval to reduce the scope as this is too costly. Management will pursue.

**New Attorney** – On a motion duly made and seconded, it was unanimously resolved to approve a contract with Winzenberg, Leff, Purvis and Payne for collection action.

**FHA Certification** – The Board discussed the need to obtain FHA certification and considered the average expense of \$1,500 to do so. Due to the strength of the economy, the Board has determined not to pursue FHA certification for the community at this time.

**Pool security** – Management reported the pool key card programming does not specify which card belongs to which home in most cases; therefore, there are several unassigned but active key cards. Management suggests a letter to the community to register every card and secure the access to the pool. The Board and homeowners were eager to have the pool secured.

**Transition** – Management reported the transition is going well and all records, keys and pool cards have been transferred.

**Water Spigots** – Homeowner reported they have access to their water spigot thanks to the action of the Board members. They extended their appreciation.

**Banging Pipes** – Homeowner with banging pipes has not contacted Metro Property Management. Management was under the impression the condition has been solved. A plumber will be dispatched if the condition persists to assess and repair.

**Landscape Enhancement proposal** – Schultz Industries supplied the Board with 44 recommendations for landscape enhancements. The Board asked if members of the community would like to review the recommendations and make suggestions to the Board. An ad hoc committee was developed as several members demonstrated interest. John Sobernheim, Lester Kamp, Barbara Stembel, Dianne Dahl and Beverly Sylvia Grove will organize a meeting to review the proposal and supply their combined suggestions to the Board in advance of the July meeting. The Board extended their gratitude for their interest.

**Other** – There were no other items for Board consideration

**VII. MANAGER'S REPORT**

The Board reviewed the management report. There were no unanswered questions.

**VIII. COMMITTEES**

**ARC Committee** – There were no architectural requests for Board review.

**Social Committee** – No report

**IX. FINANCIAL STATEMENTS**

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

**X. ADJOURNMENT** - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:40pm. Next Board Meeting Date Monday, July 17, 2017 at 6:30pm

**XI. EXECUTIVE SESSION HELD IN ADVANCE** (Delinquencies were discussed)

Respectfully Submitted by Mollv Rvan: