

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JULY 18 2017
TOWER RIDGE II CLUBHOUSE
18375 E COLUMBIA PLACE
AURORA, CO 80013**

- I. **ESTABLISH A QUORUM** Meeting was called to order at 6:25pm by Director Stevens. The following Board members were present for quorum.

Leslie Stevens, President
Jim Gregory, Vice President

Carl Johnson, Secretary/Treasurer

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

II. **BOARD BUSINESS**

Board Announcements – Directors Stevens introduced the Board members and management. There were no other announcements.

Approval of Minutes – June 19, 2017 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from June 19, 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: The wall needs to be repaired after a hose bib was repaired. Give Director Gregory any information regarding homeowners who are requesting hose bib handles. When will the dead limbs be removed from the trees? Should the community consider xeric planting next year? There are some broken stair treads that need attention. Management will review. Can a sign be installed at the pool regarding vandalism? There are some electrical box covers missing.

IV. **SPECIAL GUEST: NONE SCHEDULED**

V. **HOMEOWNER CORRESPONDENCE –**

Homeowner Hearings – There were no hearings

Board members review correspondence from the community - A homeowner has requested permission to have a birthday party at the pool. The Board discussed the parameters. There is no current policy for pool parties. Management was instructed to tell the homeowner a party would be allowed provided the jump castle and food and any other items are contained to the grass area. Glass containers are not allowed. All evidence of the event must be cleaned up. The party may not disturb other pool attendees. There were no unanswered questions.

VI. **ON GOING BUSINESS**

Driveway Drainage – The Board has learned the driveway drainage may be affecting other homes. Management was asked to contact the four homes in the same garage area and see if they are experiencing the same trouble.

Falling Lamp – Fiberglass Proposal – Management fielded a proposal from The Electrician for a fiberglass lamp. On a motion duly made and seconded, it was unanimously resolved to approve the proposal for \$3,342.00.

Water Spigots – Rashad Gordon of Pipe it Up met with a resident to repair her hose bib. She was very pleased. Jim will install a handle for John Sobernheim when he can.

Banging Pipes – The resident with the banging pipes has not responded to management inquires.

Neighborhood Watch – Management reported the PAR officer has met with Tower Ridge II and would like to schedule a meeting in the next few weeks. We proposed the first week of August. Homeowners settled on August 3 at 6:30. Management will schedule with Officer Salazar and will notify the community.

Landscape Enhancement Recommendations AdHoc Committee – After several discussions, the committee supplied the Board with a list of 14 recommendations for community landscape enhancements. They would like to focus on the perimeter projects which will have the most impact on curb appeal. Discussion ensued

and the Board was thrilled with the work. On a motion duly made and seconded, it was unanimously resolved to approve the recommendations from the landscape committee. Management will supply the items approved to Schultz Industries for completion before the next meeting. There were no unanswered questions.

Covenant Enforcement Report – Management reported violation notices are being sent as reports are made or in accordance with community inspections.

Appointment of two more Board Members – Discussion regarding the Board developed and homeowners asked if the Board would consider appointing the two vacant seats with resident owners. The Board eagerly inquired about interest from attendees. Lester Kemp and John Sobernheim. Expressed interest. On a motion duly made and seconded, it was unanimously resolved to appoint Lester Kemp and John Sobernheim to the Board. A Board member Orientation will be scheduled with Management for all of the Board members.

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

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

X. ADJOURNMENT - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:25pm. Next Board Meeting Date Monday, August 21, 2017 at 6:30pm

XI. EXECUTIVE SESSION (Delinquencies were discussed)