

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, AUGUST 21 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
Lester Kamp, Member at Large

John Sobernheim was absent.

There were three 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 – July 17, 2017 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from July 17, 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: 18278 E Flora has chipping concrete. A homeowner very interested in the Neighborhood Watch needed to be included in the distribution emails. The water in the garages may be addressed with the installation of gutter diverters and speed bumps.

- IV. **SPECIAL GUEST: NONE SCHEDULED** - Rick with Association Property Maintenance Inc attended to report he has performed the snow removal for the community for years but heard there was an issue with where the snow was piled last season. Rick reports he would like a dedicated parking space in the south lot when there is a snow event which will make the snow plowing much smoother. A sign will be installed for the parking space Rick has identified. Discussion ensued regarding chemical applications. Rick made informed recommendations to the Board and another product will be tested this year. All questions were fielded and Rick was thanked for his attendance.

V. **HOMEOWNER CORRESPONDENCE –**

Homeowner Hearings – There were no hearings

Board members review correspondence from the community – There was no homeowner correspondence for Board review.

VI. **ON GOING BUSINESS**

Falling Lamp – Fiberglass Proposal – The falling lame required a deposit which was executed during the approval of the payables and will be completed in the next thirty days.

Driveway Drainage – The Board Member, Jim Gregory, proposes other methods to mitigate the water inside the garages. He would like to see a modification of the gutters and the installation of speed bumps to divert the water. Jim and Molly will meet on side and discuss solutions.

Plumbing Repairs – Rashad Gordon of Pipe it Up will be consulted for future plumbing assessment and repairs.

Stair Treads – Management obtained a proposal to replace the stair treads for \$66 each. The Board asked management to keep looking for proposals; however the worst treads may be replaced as soon as possible.

Neighborhood Watch – The Board received the handouts from the neighborhood watch meeting. Directors Kamp and Sobernheim attended the meeting. In lieu of attending the meeting, Director Sobernheim supplied a detailed written report to the Board. The community is receptive to the program so another meeting will be scheduled in September provided PAR Officer Salazar is available.

Landscape Enhancement Status – The approved landscape enhancements are almost completed. The landscaper will finish the project by August 25th. There were no unanswered questions.

Tree Trimming Proposal – The Board considered the proposal to trim the trees from Schultz Industries for \$2968.81. On a motion duly made and seconded, it was unanimously resolved to approve the proposal to trim the trees.

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

Other -

Covenant Enforcement Policy – Management reported the Covenant Enforcement Policy fines are well below the industry standard and strongly recommends an increase to \$100 for the first offense, \$200 for the second offense and \$400 for the third and subsequent offenses. The Board agreed and instructed management to make the proposal at the September meeting in accordance with the Resolution approved process to adopt policies.

Snow Removal – On a motion duly made and seconded, it was unanimously resolved to approve the snow removal proposal from APMI.

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

July 2017 – The Board carefully reviewed the July financials. On a motion duly made and seconded, it was unanimously resolved to approve the July 2017 financials subject to final audit.

X. ADJOURNMENT - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:00pm. Next Board Meeting Date Monday, September 18, 2017 at 6:30pm

XI. EXECUTIVE SESSION (Delinquencies were discussed)

Respectfully Submitted by Molly Ryan: