

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, SEPTEMBER 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
John Sobernheim, Member at Large

Lester Kamp II was absent. Five homes were 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 – August 21, 2017 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from August 21, 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 homeowners in each introduced themselves. One homeowner inquired about water getting into their neighbor's garage, broken concrete stair and some rusted landscape edging. Management reported work orders have been dispatched. There were no other concerns brought to the attention of the Board. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

- IV. **SPECIAL GUEST: GENE WEST RBC WEALTH MANAGEMENT** – Management reported Gene West injured his leg and would not be able to attend the meeting as scheduled. Gene will be invited to the October meeting.

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. **ONGOING BUSINESS**

Revision to Rules and Regulations – Fine schedule increase. On a motion duly made and seconded, it was unanimously resolved to increase the dues as follows: First fine \$100, Second fine \$200 and third fine \$400. The community will be notified via newsletter.

2018 Budget Wish List – Board members would like to see the following projects in the 2018 budget proposal. Concrete repairs, drainage repairs, a grill for the common area in the greenbelt near the retention pond. The Board stressed their desire to avoid an increase in dues for 2018.

Insurance Renewal – Management reported the insurance renews on November 1st. Loss runs have been requested from the current agency to obtain competitive quotes. One potential insurance company will offer a flat deductible on the condition that grills of any type that require fuel are restricted from the property. Aurora Fire Code allows 1 pound cans of propane but Acuity insurance does not allow that amount of propane. Only electric grills are allowed. The Board instructed management to distribute the information in the newsletter. If the Association obtains a proposal from Acuity, the Board will need to adopt a policy restricting propane or pellet grills from the community. Charcoal is already not allowed.

Board Member Orientation Schedule – Management offers Board member orientation for new communities. The Board will attend the orientation in the management office on Monday, October 23rd.

Driveway Drainage – Management and Director Gregory met on site to discuss drainage options. The gutter downspouts dump water adjacent to the garage door so a downspout extension will be added to take the

water into another direction. This will be the first attempt to mitigate the water. Other options include the installation of a speed bump in the area if the water diverter does not keep the garages dry.

Plumbing Repairs – Management reported on a few water leaks. Pipe it Up Plumbing has been assessing the leaks and working well with the homeowners to solve the issues. Seemingly, Air Conditioner condensate lines have been historically problematic. The newsletter will include an article regarding the homeowner's required to ensure the condensate line is over the drain line.

Neighborhood Watch – The Association will have the next neighborhood watch meeting on Thursday, September 21st. It will be held at the clubhouse for Tower Ridge II at 6:00pm. All residents are welcome to attend.

Retention Pond Maintenance – The retention pond should be cleaned annually. The landscaper will supply a proposal to clean the pond in November.

Other - There were no other items brought before the Board.

VII. MANAGER'S REPORT

Metro Property Management supplied a report of items completed since the last meeting. There were no unanswered questions.

VIII. COMMITTEES

ARC Committee – No requests

Social Committee – We hope to foster a Social Committee for the Association and begin the process of building community.

IX. FINANCIAL STATEMENTS

August 2017 – The Board carefully reviewed the August financials with management. All questions were fielded. On a motion duly made and seconded, it was unanimously resolved to approve the August 2017 financials subject to final audit.

Execution of 2015 Tax Return – The 2015 tax return was executed.

X. ADJOURNMENT - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:25pm

Next Board Meeting Date Monday, October 16, 2017 at 6:30pm 2018 Budget Proposal

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan: