

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, FEBRUARY 12, 2018 AT 6:30 P.M.
TOWER RIDGE II CLUBHOUSE
18375 E COLUMBIA PLACE
AURORA, CO 80013**

The meeting was called to order at 6:30 p.m.

I. ESTABLISH A QUORUM (Three of the Five directors needed)

Leslie Stevens, President

Lester Kamp, Secretary

Jim Gregory, Vice President

John Sobernheim, Member at Large

Carl Johnson, Treasurer

II. BOARD BUSINESS

Board Announcements-There were no announcements

Approval of Minutes – January 15, 2018-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from January 15, 2018.

Board members disclose any conflicts of interest regarding agenda items-There were no conflicts to disclose

III. SPECIAL GUEST: Curt Henderson and Brad Henderson from Network Insurance Services were in attendance to field questions and provide information about the newly adopted grill policy.

IV. HOMEOWNER FORUM – There were six homeowners in attendance. Homeowners discussed dog waste, the pool, and snow removal. One homeowner informed that she has wafting fumes getting into her unit from a neighboring unit.

**V. HOMEOWNER CORRESPONDENCE –
Homeowner Hearings**- None Scheduled

Board members review correspondence from the community-The Board reviewed necessary correspondence

VI. MANAGER'S REPORT

The Board reviewed the manager's report submitted by Metro Property Management.

VII. ONGOING BUSINESS

Grill policy-On a motion duly made and seconded, it was unanimously resolved that the Association will schedule a grill pickup day on Saturday, March 3 and will give each resident who turns in a grill an \$80.00 credit to use towards the purchase of an electric grill. The Board agreed that a community grill will not be installed.

2018 plant health care program proposal-The Board agreed to table this discussion until March. Management will research if this type of plant care has been done in the past.

Winter tree watering proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Horticultural Specialists, Inc to water the trees in the amount of \$375.00.

Pet waste/litter pickup proposal-The Board agreed to table this discussion. They would rather install signage around the community reminding residents to clean up after their pets.

2018 pool maintenance proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Pool Shark for the 2018 pool maintenance.

Light pole proposal-The Board would like to have a proposal to reset the leaning light poles back at least 3 feet and have them buried in concrete.

Mailbox replacement proposal-The Board reviewed the proposal for \$28,031.60 to replace the mailboxes. The Board agreed to table this discussion and explore other cost effective options.

Concrete step replacement proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Eagle Rock Construction in the amount of \$3,400 to replace all 17 severely cracked concrete steps at 18242 E. Flora Place.

Pool rules-The Board reviewed the current pool rules and agreed no changes were required. Management will have new pool signs made.

Recycling-The Board reviewed pricing information from Alpine Waste. The only option is curbside pickup. The Board agreed that this is not an option at this time.

Attorney fee schedule-The Board reviewed the attorney fee schedule from a new attorney and agreed to stay with the current attorney.

Neighborhood Watch meeting-The Neighborhood Watch meeting is scheduled for Wednesday, February 21, 2018 at 6:00 p.m. at the Tower Ridge II clubhouse.

VIII. COMMITTEES

ARC Committee-Nothing to report

Social Committee-Nothing to report

IX. FINANCIAL STATEMENTS

January 2018-On a motion duly made and seconded, it was unanimously resolved to approve the January 2018 financials, subject to final audit.

Investment Rates-The Board agreed to table this discussion for a future meeting.

X. ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:20 p.m.

Next Board Meeting Date: Monday, March 19, 2018 at 6:30pm

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman