

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, AUGUST 20, 2018 AT 6:30 P.M.
TOWER RIDGE II CLUBHOUSE
18375 E COLUMBIA PLACE
AURORA, CO 80013**

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

Leslie Stevens, President-Absent
Jim Gregory, Vice President
Carl Johnson, Treasurer

Lester Kamp, Secretary
John Sobernheim, Member at Large

II. BOARD BUSINESS

Board Announcements-There were no announcements.

Approval of Minutes – July 16, 2018-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the July 16, 2018 meeting.

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

III. SPECIAL GUEST: Rick-Association Property Maintenance, Inc.-Rick discussed a new liquid ice melt product with the Board. Rick suggested that this product be used when there are going to be multiple snow events. He also suggested that this product be used on the concrete stairs and known icy areas. On a motion duly made and seconded, it was unanimously resolved to use this product as recommended by Rick on a trial basis. APMI will check back in with the Board when it is time to reorder the product and get feedback as to how well it worked.

IV. FINANCIAL STATEMENTS

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

V. COMMITTEES

ARC Committee-There was nothing to report.

Social Committee- John reported that the recent community garage sale did not have as much of a turnout as expected, however they were pleased how it went and consider it a success for this first-time community event.

VI. HOMEOWNER FORUM – There were 2 homeowners in attendance. Topics discussed included landscape issues, the garage sale, and the possibility of having reserved parking.

VII. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings-None Scheduled

Board members review correspondence from the community-There was nothing to review.

VIII. MANAGER'S REPORT-The Board reviewed the management report submitted by Metro Property Management.

IX. ONGOING BUSINESS

Snow removal contract-On a motion duly made and seconded, it was unanimously resolved to accept the 2018-2019 snow removal contract from Association Property Maintenance, Inc.

Concrete stair walkthrough report-The Board reviewed the report that was prepared by Management and Jim Gregory. The stairs were assessed based on severity, a "1" requires immediate replacement and a "2" will be replaced next year.

Concrete stair replacement proposal-Based on the concrete stair assessment, on a motion duly made and seconded, it was unanimously resolved to approve the proposal from Eagle Rock in the amount of \$29,850.00 to replace 147 concrete steps that are considered a level 1. On a motion duly made and

seconded, it was unanimously resolved to accept the proposal from Eagle Rock in the amount of \$2,960 for other miscellaneous patio and stairwell work.

Patio replacement proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Eagle Rock in the amount of \$6,500 to tear out and replace 2 concrete patios that are sloped towards the building and allowing water to enter the units.

Trash can/inlet cleaning proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Clean Can Company to power wash/clean the trash cans and inlets for all 25 buildings in the amount of \$1,551.

Roof inspection report-The Board reviewed the roof inspection report from Premier Roofing, which indicated that the roofs did not incur any damage from the recent hail storms.

Gutter cleaning proposal-The Board reviewed a proposal from Denver Window Cleaning Company to clean all the gutters in the community. The Board would like them to revise the proposal to include only the gutters that are near trees and require cleaning. They would also like the revised proposal to include a more detailed description of which areas are going to be cleaned.

Rain sensor proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Schultz Industries to install 5 wireless rain sensors on the irrigation clocks, in the amount of \$1,275.69.

3205 S. Walden Ct, #A-water damage repairs-Management informed the Board that an engineering report may now be required to assess the exterior drainage/grading issues for this unit before the interior water damage repairs can be made.

3246 S. Walden Ct, #A-water damage repairs-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Aspen Gold Cleaning for interior water damage repairs, which were caused by an incorrectly sloped patio, in the amount of \$3,012.07.

X. ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:50 p.m.

Next Board Meeting Date: Monday, September 17, 2018 at 6:30pm

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman
