

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, OCTOBER 15, 2018 AT 6:30 P.M.
METRO PROPERTY MANAGEMENT
10800 E. BETHANY DRIVE, #235
AURORA, CO 80014**

The meeting was called to order at 6:40 p.m.

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

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| 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 – September 17, 2018-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the September 17, 2018 meeting.

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

III. SPECIAL GUEST: NONE SCHEDULED

IV. FINANCIAL STATEMENTS

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

V. ONGOING BUSINESS

Gutter cleaning proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Gutter Maintenance Pro to clean the gutters of 40 units that are exposed to trees, in the amount of \$2,400.

Concrete step patching proposal-The Board reviewed the proposal from Eagle Rock to patch and resurface some of the concrete steps that are in marginal condition to help prolong their life span. The Board would like to obtain another proposal for this work.

Water damage/concrete proposal-18242 #B-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Eagle Rock to repair the concrete pad at the bottom of the steps, as well as repair the drywall damage in the garage, in the amount of \$2,200.

Sewer backup-3233 #B-The Board had this sewer line scoped due to a recent backup to determine if there are issues with the sewer line. The scope was inconclusive. On a motion duly made and seconded it was resolved to solicit proposals to jet this line, as well as others in the building as part of a preventative maintenance program, one Board Member opposed.

Tree wrap proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Schultz Industries to wrap the trees for winter which are prone to sunscald, in the amount of \$643.12.

2019 pool maintenance proposal-On a motion duly made and seconded it was unanimously resolved to approve the 2019 pool maintenance proposal from Pool Shark.

2019 budget-On a motion duly made and seconded, it was unanimously resolved to adopt the 2019 budget without a dues increase, as amended.

Annual Meeting-The Board discussed the Annual Meeting in November. The three Board Members who are up for re-election agreed to run for another 2-year term.

Interior repair proposal-3205 #A-The Board reviewed a revised proposal from Aspen Gold to restore the interior of this unit from water damage. Management informed that there are additional exterior repairs also

required. The Board agreed that the exterior repairs must be made first. Management will proceed with obtaining proposals for this exterior work.

Insurance renewal proposal-The Board reviewed the proposal from Network Insurance Services. The current policy premium has increased by 20%. The Board would like Management to negotiate this premium increase.

- VI. **MANAGER'S REPORT**-The Board reviewed the management report
- VII. **HOMEOWNER CORRESPONDENCE**
Homeowner Hearings-None Scheduled
Board members review correspondence from the community-The Board reviewed correspondence. On a motion duly made and seconded it was unanimously resolved to waive the \$200 fine from an account where the violation has been corrected and the owner has already paid \$100 in fines.
- VIII. **HOMEOWNER FORUM** – There were no homeowners in attendance.
- IX. **ADJOURNMENT**-On a motion duly made and seconded it was unanimously resolved to adjourn the meeting at 8:03 p.m.
Next Board Meeting Date: Monday, November 19, 2018 at 6:30pm (Annual Meeting)
- X. **EXECUTIVE SESSION** (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman