

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, MAY 20, 2019
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-absent
Jim Gregory, Vice President
Carl Johnson, Treasurer-absent

Lester Kamp, Secretary
John Sobernheim, Member at Large

Molly Ryan with Metro Property Management was also present. Three homeowners were in attendance.

II. BOARD BUSINESS

Board Announcements-There were no announcements.

Approval of Minutes – March 25, 2019-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the March 25, 2019 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

March and April 2019- The Board and management carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve the March and April 2019 financials, subject to final audit.

Fortis Bank Information – Director Stevens reported she found some negative information about Fortis bank. Director Johnson reports he has been with Fortis bank for 20 years and never had an issue. The Board determined to shop around for high yield CDs. A spreadsheet will be distributed to the Board to include Bellco, Chase, Fortis, Citiwide and RBC options.

V. ONGOING BUSINESS

Concrete step replacement proposals-The Board fielded a report from the vendor regarding change orders. After two buildings are completed, the change order will be reviewed.

Pool Resurfacing and Retile – On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the proposal to resurface and tile the pool. The work will be done after the pool closes for the 2019 season.

Electrical Repairs at Pool – Management reported these are completed

Collection policy review-Director Stevens suggested the Board review the policy and revisit the policy with any questions or revisions in the June meeting.

Pet Waste Removal Services – A homeowner complained regarding the pet waste removal and supplied a proposal to perform this service. Another proposal was obtained as well. All questions were fielded. On a motion duly made and seconded, it was unanimously resolved to approve Clean Squad for pet waste removal.

18332 E Flora Dr – Sewer Back Up On a motion duly made and seconded, it was unanimously resolved to open an insurance claim on the sewer back up at subject home from a common pipe. Four homes were affected.

Landscape Enhancement Committee – The Association expects a proposal for landscape enhancements from Schultz Landscape. John and Lester will take point on the committee. The members will walk the property and supply their recommendations from the list in advance of the next Board meeting.

Other -

Roof Leak – Director Stevens asked if the leak in her home was repaired. Molly replied it was repaired but the HOA had not been invoiced prior to the meeting.

Garage Sale – The Board and homeowners discussed a date for the garage sale. Lester will take point on this event. John has the signs. Molly will look into the food truck. The HOA will consult with Tower Ridge II and see if they can hold the sale on the same date.

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

VII. HOMEOWNER CORRESPONDENCE
Homeowner Hearings-None scheduled

Board members review correspondence from the community-There was no need to take action on the communication at this time.

VIII. HOMEOWNER FORUM- The comments from homeowners included the following: Can the homeowner forum be moved to an earlier portion of the meeting? Can a handicapped for compact parking space be designated behind unit 3231? Can a channel be installed in the patio at 18287L to drain the water that pools in the center of the pad?

IX. 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, June 24, 2019 at 6:30pm

X. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Molly Ryan