

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, MARCH 25, 2019 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-absent
Jim Gregory, Vice President

Lester Kamp, Secretary
John Sobernheim, Member at Large

Carl Johnson, Treasurer-absent

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

II. BOARD BUSINESS

Board Announcements-There were no announcements.

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

Board members disclose any conflicts of interest regarding agenda items-Two Board members were in conflict regarding the electrical outlet proposals. They have both requested outlets. There were no other conflicts of interest related to topics on the agenda.

III. SPECIAL GUEST: None scheduled

IV. FINANCIAL STATEMENTS

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

Fortis Bank Information – Director Stevens reported she found some negative information about Fortis bank online from the time this bank operated under a different name. Director Stevens will investigate further for the April meeting. Molly Ryan reported some difficulty obtaining statements from Fortis.

Bellco CDs – Director Stevens reports Bellco offers 3 year CDs for 2.5% and no penalty for a one time withdrawal before maturity. The Board might set up a meeting with Bellco and other investment bankers.

V. ONGOING BUSINESS

Concrete step replacement proposals-Director Gregory researched Trex treads and found they are subject to warping and too soft for the width of the stair stringers. The Board reviewed proposals from Eagle Rock Construction and ASR Construction to replace the concrete steps. This project is the highest priority. On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Eagle Rock Construction to replace approximately 476 treads with new concrete and resurface 353 treads. Eagle Rock will be instructed to obtain a proposal to seal the concrete treads at the fabricator prior to installation. The Board wants the worst treads done as quickly as possible and then the rest to be installed through the community in phases.

Collection policy review-Director Stevens reports the attorney finds the policy language can be more specific. Director Stevens was asked to have the attorney give the Board a collection policy proposal.

Electrical Outlet Proposals – The Association obtained two proposals to install outlets on the L condos where currently no outdoor outlet is found for electric grills. On a motion duly made and seconded, it was unanimously resolved to approve Remco to install outlets as requested for \$225.00. There are currently three homes slated for this project.

Pool Repair Estimate – The pool maintenance company recommends the recirculating pump is replaced this year prior to opening the pool. The pump was failing last year. On a motion duly made and seconded, it was unanimously resolved to replace the pool pump.

3205#A Repair Update – Molly reported the water intrusion repairs are completed. The Board approved the final payment.

Alpine Waste Increase Notice – Alpine Waste notified all of their clients of a 7% service increase. This was expected and accounted for in the 2019 budget.

Other –

Mailboxes – On a motion duly made and seconded, it was unanimously resolved to replace the mailboxes in the center of the community this summer.

Dog Waste Complaints – Management reported a steep increase in pet waste complaints. The Board instructed management to obtain bids for more service dates.

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-Letter from Snow Vendor

VIII. **HOMEOWNER FORUM**- The comments from homeowners included the following: Eagle Rock needs to haul off some concrete debris near 3233. There is a pod in a parking space near 3245 that has been there too long. There is a trash can in the alley near 3233 which should be removed. There is a roof leak at 3238F. Pot holes are beginning to show up near 18284 and in the circle drive. There is damage to the garage door frame at 3261#L. There is metal edging that has been displaced from the snow removal at 18345. The Board would like to see a distribution email to include reminders to let the sink drip in freezing temperatures, clean up after your pet, garages are to be used for vehicles before common parking spaces, only electric grills are allowed, reminders to owners to apprise their tenants of the Rules and Regulations.

IX. **ADJOURNMENT**-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:45 p.m.

Next Board Meeting Date: Monday, April 22, 2019 at 6:30pm

X. **EXECUTIVE SESSION** (Discuss Delinquencies)

Respectfully submitted by Molly Rvan