

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, AUGUST 26, 2019
TOWER RIDGE II CLUBHOUSE
18375 E COLUMBIA PLACE
AURORA, CO 80013**

The meeting was called to order at 6:40 p.m. by Director Stevens. The following Board members were present for quorum

ESTABLISH A QUORUM

Leslie Stevens, President

Jim Gregory, Vice President

Carl Johnson, Treasurer

Lester Kamp, Secretary

John Sobernheim, Member at Large

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

I. BOARD BUSINESS

Board Announcements – There were no announcements

Approval of Minutes – July 22, 2019 On a motion duly made and seconded, it was unanimously resolved to approve the minute from July 22, 2019.

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

II. SPECIAL GUEST: No special guest

III. HOMEOWNER FORUM- The Homeowner Forum included the following comments: Homeowner requested a walkway between 3241 and Dartmouth due to the accumulation of pet waste. Board instructed management to add a pet waste sign to the area and check with the vendor to make sure they are cleaning the area weekly. Further action may be considered if these measures do not help. A homeowner requested recoating her patio for improved drainage.

IV. FINANCIAL STATEMENTS

July 2019 – On a motion duly made and seconded, it was unanimously resolved to approve the July financials subject to final audit.

Investment Option information – The Board discussed the attempt to purchase CDs with Bellco credit union. They require credit check for the account signors. This is burdensome for volunteer board members so the board will be encouraged to look elsewhere to purchase CDs. Mutual of Omaha bank is offering 2.3% on 7month CDs. On a motion duly made and seconded, it was unanimously resolved to approve a 7 month CD at 2.3 % for \$300,000.

V. ONGOING BUSINESS

Concrete step replacement – Director Gregory and Molly Ryan met with Eagle Rock Construction to review the process on the treads. The board was apprised of the challenges of the project. Bernie with ERC expects to be completed by mid-October. The cost to seal all of the treads is on two buildings is \$1530.00 to the community cost would be \$16,830.00. The board believes this is the best way to extend the life of the new, resurfaced or current treads.

Snow removal proposal – On a motion duly made and seconded, it was unanimously resolved to approve the snow removal contract with APMI. There were no unanswered questions.

Proposal for fall aeration – On a motion duly made and seconded, it was unanimously resolved to approve fall aeration for \$\$873.18.

Proposal to wrap trees – On a motion duly made and seconded, it was unanimously resolved to approve the cost of \$643.12 to wrap trees.

Status of mailbox key distribution – Management discussed the key distribution with the Board. Despite believing otherwise, the new mailboxes arrived with the addresses engraved on the boxes. Homeowners seem to like this better than numbers as they are easier to find. The keys were mismarked by the factory. The vendor, Page Specialties, spent hours auditing the keys and giving negative feedback to the factory. About 6 homeowners were given the wrong keys and those are being corrected as quickly as possible when the homeowner contacts management. No action was needed at this time.

Other –

Board meeting venue – Director Stevens suggested the management office for future board meetings. The clubhouse at Tower Ridge II costs the HOA \$50 per month. The board is concerned attendance would be reduced. The topic will be discussed again in September.

There were no other items brought before the Board

VI. MANAGER'S REPORT – The board reviewed the management report. There were no unanswered questions.

VII. HOMEOWNER CORRESPONDENCE
Homeowner Hearings – None scheduled

Board members review correspondence from the community

18332C – Request for reimbursement for door jamb repairs and additional plants.

On a motion duly made and seconded, it was unanimously resolved to approve reimbursement of \$270.00 for a repair to the garage door jamb.

The board instructed management to obtain a proposal to install bushes on the north end of building 18332.

3258FW – Request to waive late fees. Homeowner has requested EFTs through management. Since then, no payments have been late. On a motion duly made and seconded, it was unanimously resolved to approve the request to waive late fees on this account.

3205B – Homeowner requested that management is available after work hours to distribute mailbox keys. Mailbox keys were distributed last year inside business hours. Management was on site on Thursday afternoon over the lunch hour for the convenience of the homeowners. Most of the keys have been picked up after 3 business days. The cost for after hour services is \$105.00 per hour. The board determined this is not necessary.

3258AW – Homeowner submitted letter to board regarding “superior” customer service provided by Metro Property Management.

Next Board Meeting - The Board confirmed the next Board meeting date is Monday September 23, 2019 at 6:30pm at the Tower Ridge II clubhouse.

IX. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:45pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

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