

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, SEPTEMBER 23, 2019
TOWER RIDGE II CLUBHOUSE
18375 E COLUMBIA PLACE
AURORA, CO 80013**

The meeting was called to order at 6:45 p.m. by Molly Ryan with permission from Director Stevens. The following Board members were present for quorum

ESTABLISH A QUORUM

Leslie Stevens, President was present on speaker phone	Lester Kamp, Secretary John Sobernheim, Member at Large
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Jim Gregory was absent. One homeowner was in attendance. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – The Board announced Carl Johnson resigned from the Board. There were no other announcements

Approval of Minutes – August 26, 2019 On a motion duly made and seconded, it was unanimously resolved to approve the minute from August 26, 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 asked if the trash cubbies could be power washed on a regular basis. The Board will get a proposal for consideration in the 2020 budget. The homeowner asked about a pet waste sign. Management reports the signs are in but the vendor has been very busy with treads. Another homeowner reported a resident is disposing of motor oil in the toter. Management will look into this.

IV. FINANCIAL STATEMENTS

August 2019 – The Board carefully reviewed the financials with management. Due to the time of year, most capital improvements and large project are completed and billed in the 3rd quarter. The account will need to be fortified with a transfer from the Reserve account because the treads could have been a reserve expense; however operating funds were used. All questions were fielded. On a motion duly made and seconded, it was unanimously resolved to approve the August financials subject to final audit.

V. ONGOING BUSINESS

Concrete step replacement – Eagle Rock Construction supplied a written status of the tread replacement. All of the treads will be sealed to extend their life. The vendor has committed to completing the project by October 15th. The board reviewed the report and all questions were answered.

Insurance Renewal – Management reported Acuity has notified the community the insurance renewal will be offered with altered terms and will not include a \$10,000 deductible for wind and hail as it has for the last two years. The deductible will either be 2% or 5% of the face value of the policy. The homeowners will need to be advised to obtain loss assessment endorsements on their policies. The renewal quotes will be submitted to the board as soon as management receives them. There were no unanswered questions.

Holiday Lighting Proposal – In light of the extensive capital improvement expense from the 2019 tread replacement, this item was tabled.

Landscape Enhancement north side of 18332A – On a motion duly made and seconded, it was unanimously resolved to approve the enhancement proposal.

2020 Landscape Proposal – On a motion duly made and seconded, it was unanimously resolved to approve the 2020 landscape proposal with Schultz Industries.

Change Meeting Venue – Suggestion was fielded to move the meetings to the management office. Tower Ridge II charges \$50 per month. After careful consideration, the Board will table this item until the November election and determine the best course for the elected board members and community.

2020 Budget Wish List – The Board would like the 2020 budget proposal to include quarterly cleaning of the trash totter enclosures, an allocation for 30 stair treads, the last mailbox cluster replacement, Holiday lights and seal coating the parking lot.

Other –

Director Kamp inquired about the NO PARKING signs on Dartmouth. Management will look into this and report next meeting.

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

There were no items for Board action

Next Board Meeting - The Board confirmed the next Board meeting date is Monday October 28, 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 7:15pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan: