

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, FEBRUARY 26, 2020
METRO PROPERTY MANAGEMENT CONFERENCE ROOM
10800 E BETHANY DRIVE, SUITE 235
AURORA, CO 80014**

The meeting was called to order at 6:40 p.m. by Molly Ryan on behalf of Director Stevens who attended via conference call. The following Board members were present for quorum

ESTABLISH A QUORUM

Leslie Stevens, President
Jim Gregory, Vice President

Lester Kamp, Secretary
John Sobernheim, Member at Large

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

I. BOARD BUSINESS

Hearings – One homeowner attended for her covenant violation hearing for wafting odors. A fine of \$100 has been imposed. The homeowner reported she does not smoke marijuana and does not have guests who smoke marijuana. The odors may be coming from another home. The homeowner fielded all questions from the Association and the Board reviewed the comments from the homeowner who made the report. The homeowner reported the odor has improved tremendously. On a motion duly made and seconded, it was unanimously resolved to reverse the fine of \$100. There were no unanswered questions.

Board Announcements – Director Stevens reported she spoke to the insurance agent, Curt Henderson. He informed her he is not aware of any policy that will cover a homeowner if a special assessment is imposed for a capital improvement unless it is related to a weather event such as hail damage to roofs. The board would like to look into this further.

Approval of Minutes – January 27, 2020 On a motion duly made and seconded, it was unanimously resolved to approve the minute from January 27, 2020.

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: What is the process if a homeowner would like to submit their interest to join the Board of Directors? Management responded the homeowner should send an email outlining their interest, priorities and qualifications. Another homeowner mentioned it appears a sign was damaged during snow removal. Management will look into this. Another homeowner commented that there is a utility tower near 18278 E Flora place that needs to be repaired. Management will contact the utility vendor after identifying to which utility it belongs.

IV. FINANCIAL STATEMENTS

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

Investment Option information – The Board discussed an offer to purchase staggered CDs from RBC Wealth Management for 3, 6 and 9 months at rates of 1.6%, 1.65% and 1.7% respectively. The Board instructed management to request instead 2 CDs for 1.75% or better.

V. ONGOING BUSINESS

Risk report from Acuity – The Board reviewed the risk report from Acuity. There were no recommended actions for the community to take in order to protect their insurance renewal.

2020 Tree Contract – On a motion duly made and seconded, it was unanimously resolved to approve the tree maintenance contract from H.S.I. for \$1650.00.

Seal Coat Proposals – The board reviewed the two proposals for seal coating. Because of the deviation in cost, the board would like more proposals.

Status report – Pool repairs – The vendor who is resurfacing the pool supplied a written report that he will revisit the project to seal behind and around the coping stones at no cost to the Association. The freezing temperatures have damaged the work done the first time.

2020 Mailbox proposal – On a motion duly made and seconded, it was unanimously resolved to approve the 3rd phase to mailbox replacement for \$10,446.40. Director Kamp and Directors Sobernheim will make sure two towers that were replaced recently are not included in the scope. Management affirmed the proposals omitted the newer towers in this phase.

No parking signs on Dartmouth – The Association awaits the installation of No Parking to give 15 feet of sight distance from the exit near the pool.

Board meeting venue – The Board considered their options for the board meetings for the remainder of the year. They decided to pay to use the Tower Ridge II clubhouse at \$75.00 per month.

Proposal to repair concrete pad and steps – On a motion duly made and seconded, it was unanimously resolved to re-slope the concrete stone and shore up the stairwell provided the chase drain is regraded as well. There were no unanswered questions.

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

VII. HOMEOWNER CORRESPONDENCE

Board members review correspondence from the community
There were no unanswered questions.

Next Board Meeting - The Board confirmed the next Board meeting date is Monday March 23, 2020 at 6:30pm at the Tower Ridge II clubhouse.

ARC Committee:

3238K – Replacement windows are approved

18345E – Replacement windows are approved

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:

Approved by an officer