

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, MARCH 30, 2020
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:45 p.m. by Molly Ryan on behalf of Director Stevens who attended via conference call. Director Kamp attended over Directors Sobernheim's phone. **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

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

I. BOARD BUSINESS

Board Announcements – The Board announced the appointment of homeowner, Rachel Pierce, to fill the term of the open seat which ends in November 2020. Rachel was warmly welcomed and graciously accepted the appointment.

Approval of Minutes – February 24, 2020 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from February 24, 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: A vehicle was broken into recently and there are car alarms going off occasionally. Another homeowner asked if the paint would be touched up on the railings this year. Another homeowner reported she has drafty windows and would like the association to prepare to look into this further should there be a structural concern. Director Kamp reported it was difficult to hear so he excused himself from the meeting.

IV. FINANCIAL STATEMENTS

January and February 2020 – The board carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve the 2020 January and February financial reports subject to final audit.

Investment Option information – The Board determined the rates are not high enough to purchase another CD at this time.

V. ONGOING BUSINESS

Effects of Coronavirus on HOAs – The board reviewed the order from Governor Polis. Stone Canyon and management will continue to operate as an essential business caring for the common property of the community.

Proposal to waive late fees 2nd quarter - Management recommended a waiver of late fees for accounts that do not make the monthly payment before the grace period ends on the 10th for the entire 2nd quarter. There was concern over severely delinquent accounts. It was determined those account will remain subject to late penalties. The Association looks to compassionately invite homeowners with financial hardships to communicate with the Association should payment plan arrangements be necessary. Management will draft the letter to those homeowners who do not make the payment for April dues. The Association cannot waive assessments.

Status of Pool repairs – Management reported the pool repairs are on track to be completed in the warm weather.

Status of Pool opening - The vendors report the pools should open this year on time in spite of the virus. We will have another report in April.

2020 Mailbox proposal – The vendor will commence with this project in the spring.

No parking signs on Dartmouth –The Association awaits the installation of No Parking signs to give 15 feet of sight distance from the exit near the pool. Management contacted another department and received acknowledgement that the project is being considered.

Board meeting venue – The Board will likely hold the April meeting over zoom again. Homeowner, Cody Knecht reported he can compile information to help homeowners and board members to add the zoom app to their mobile devices. He will draft a letter of explanation. Director Stevens would like to call in audibly rather than visually. Management will include instructions to call into the meeting for April.

Other – The Board discussed the amount of traffic using the main road, S Yampa Street, as a short cut to access the shopping center at the south end of the community. Director Pierce suggested the Board consider cameras on the main road to view the vehicles coming through.

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 April 27, 2020 at 6:30 and will be held over zoom or a similar program.

ARC Committee: 18284B – Management reported the homeowner received permission in writing to install a satellite dish on the fascia of the unit above. On a motion duly made and seconded, it was unanimously resolved to approve the installation of the dish.

IX. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:35pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an officer