

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, APRIL 27, 2020  
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:30 p.m. by Director Stevens who attended via conference call. Director Kamp attended via conference call as well. 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  
Rachel Pierce, Member at Large

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

**I. BOARD BUSINESS**

**Board Announcements** – The Board announced the documents from the developer and the construction defect suit are available on drop box. Director Sobernheim spent significant time scanning approximately 1200 documents for the community. They are searchable and include all of the floor plans. The Board extended their appreciation for John's time.

**Approval of Minutes – March 30, 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: There is a person behind King Soopers pan handling. There is also graffiti present. Can we reach out to King Soopers and see what can be done about this? Another homeowner mentioned her landscape improvement request was approved but not installed last year. Management will follow up on both of these items. There is a resident making repairs to a vehicle at the Walden entrance. A letter will be sent once management identifies the address.

**IV. FINANCIAL STATEMENTS**

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

**V. ONGOING BUSINESS**

**Status of pool repairs** – Management reported on the status of the pool repairs and was assured the pool would be ready in time for the summer season.

**Status of pool opening** – Management has not been informed that pools are restricted from opening but the climate is changing every day. If the pool opens, social distancing practices must be observed.

**2020 Mailbox project** - Management advised the board the mailboxes will be replaced. It is a supply item for the vendor so when the boxes arrive, the vendor will let management know.

**3030 Seal coating and pothole repair proposals** – Management supplied the Board with 3 proposal to seal coat the asphalt and repair the potholes. On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Front Range Asphalt for \$59,206.00.

**Proposal for broken irrigation controller** – On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Schultz for \$1492.00 to replace the irrigation controller

**Report of window assessment 3238F** – The board reviewed the forensic engineer report of finding for the windows at 3238F. Knott Laboratories determined the windows have exceeded their useful life and are due

to be replaced. This is an owner responsibility. Director Stevens would like more time to review the report. The board agreed. On a motion duly made and seconded, it was unanimously resolved to table this report for the May meeting.

**Landscape enhancement committee** – The following residents will participate in the landscape walk through. Lester Kamp, John Sobernheim, Cody Knecht, Dianne Dahl, Beverly Silvia-Groves, Barbara Stembel.

**No parking signs on Dartmouth** –Management found another contact through the City of Aurora and made the request. It was acknowledged they e 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.

**Other** – While the landscape committee is walking the property, the Board asked them to identify homes that show particular pride in the community so a letter can be sent expressing the Association's appreciation for their efforts and enhancements to the community. Management will draft the letter.

**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 May 25, 2020 at 6:30 and will be held over zoom or a similar program.

**IX. ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:02pm

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully Submitted by Molly Ryan:

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Approved by an officer