

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, MAY 18, 2020
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:31 p.m. by Director Stevens. Director Kamp 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
Rachel Pierce, Member at Large

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

I. BOARD BUSINESS

Board Announcements – There were no announcements.

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

Board members disclose any conflicts of interest regarding agenda items- Director Stevens disclosed a conflict over the report of a window assessment at 3238F. There were no other conflicts of interest.

II. SPECIAL GUEST: No special guest

III. HOMEOWNER HEARINGS – 3235G - There was one homeowner hearing for three infractions. The infractions include a propane grill, nuisance dog barking, and dog off leash. The homeowner reports the grill has been removed. It was also reported the tenants are leaving at the end of May so these issues will no longer exist. After all questions were fielded, a motion was duly made, seconded, and unanimously resolved to waive the violation fines.

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

IV. HOMEOWNER FORUM- The Homeowner Forum included the following comments: If the pool opens, will there be a restriction on the number of residents able to attend? There will be a restriction on the number of residents. Another homeowner mentioned the number of propane grill seems to be increasing. Another homeowner asked why there are some pvc pipes and green poles near the entrance at E Girard Avenue and Yampa Street. These will be removed. Another homeowner asked if the community is budgeting to defend any ash trees from the ash borer beetle. An inventory of ash trees will need to be taken and they will be protected from the ash borer. There were no other comments during the homeowner forum.

V. FINANCIAL STATEMENTS

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

VI. ONGOING BUSINESS

Status of pool opening under Safer at Home Order – Management reported that under the current Safer at Home Order, HOA pools cannot open; however, things are changing all the time. Governor Polis may update the order allowing pools to open. We expect there will be restrictions. If the pool opens, social distancing practices must be observed.

Status of pool repairs – Management reported the pool resurfacing was done on Mother's Day. It looks beautiful. The pool has been filled to help the new plaster cure.

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.

2020 Status of Pothole Repairs and Seal Coating – Management reported the seal coating is scheduled for the 3rd week of June. Details will be sent to the community via email and mail.

Report of window assessment 3238F – Director Stevens would like more time to review the report. On a motion duly made and seconded, it was unanimously resolved to table this report for the June meeting.

Insurance Company Required repairs – The Board reviewed a report from Acuity Insurance. Despite having a report in December outlining no concerns, the insurance company submitted a new report. The conditions will be addressed as quickly as possible.

2020 Landscape Enhancements List –Schultz Industries supplied a very detailed list of items in the community for the Board to consider. The Board asked management to vet the list for about 15 enhancement projects along with the cost projection for each and then supply the list to the committee for review and recommendations to the Board at the next meeting.

No Parking Signs on Dartmouth – Management has left several messages with the City of Aurora to have these installed. It is curious that the signs on Girard were installed swiftly; however, these signs are taking much longer.

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.

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

Next Board Meeting - The Board confirmed the next Board meeting date is Monday June 22, 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 7:46pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an officer