

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JUNE 22, 2020
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:30 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

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

I. BOARD BUSINESS

Board Announcements – There were no announcements.

Approval of Minutes – May 18, 2020 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from May 18, 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 – Homeowner was in attendance regarding her hearing for wafting odors. She has spoken with her tenant. They will comply with the requirement to contain their odors. The owner would like to obtain copies of leases with stricter language regarding smoking. Two Board members offered to supply their language. On a motion duly made and seconded, it was unanimously resolved to suspend the fine of \$100 until September 30, 2020. If there is another infraction of the same nature, the fine will be reinstated and another fine of \$200 will be imposed with an opportunity for a hearing.

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

IV. HOMEOWNER FORUM- The Homeowner Forum included the following comments: There was an attempt to steal an air conditioner. The Board is looking into cameras in the common areas. One homeowner reported they previously complained about noise from the unit up-stairs but it has gotten better. There were no other comments during the homeowner forum. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

V. LANDSCAPE ENHANCEMENTS COMMITTEE – The committee reviewed the recommendations by the landscaper for community enhancements. The committee recommended approval of the entire proposal except for #5 which is being completed by another vendor at a lower cost. On a motion duly made and seconded, it was unanimously resolved to approve the proposal for the landscape enhancements for \$15,449.00. The committee asked for a few additional items. The committee would like Schultz to use native plants, remove dead trees on Tower Road and Zeno Court, and they identified several properties to be recognized for community pride. There are some irrigation hoses that need to be covered along Girard and the mulch needs to be top dressed. Some keystone blocks need to be replaced on S Waco. The committee suggests budgeting for another monument sign at the corner of Dartmouth and Girard along with some nice trees in 2021. All suggestions will be taken into consideration. The Board thanked the committee for their work.

VI. FINANCIAL STATEMENTS

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

Late Fees – The Board suspended the late fees for July due to Covid-19.

VII. ONGOING BUSINESS

Status of pool opening with new rules – Management reported Gov Polis relaxed the HOA pool restrictions on June 4th. As such, the pool will be ready to open the first weekend of July and the on line registration system will be available. A proposal of new Pool Rules and a Waiver and Release of Liability were submitted for consideration. The Board discussed the possibility of not opening the pool and determined they could always close the pool should problems arise. On a motion duly made and seconded, it was unanimously resolved to adopt the 2020 Stone Canyon Pool Rules and Waiver. Management reported this would be mailed to the community owners and residents in the new few days. There were no unanswered questions.

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 seal coating project – Management reported the seal coating looks very good and the final phase was delayed for rain. There were some problems with the vendor's equipment but they worked late into the evening to stay on schedule.

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 July meeting.

Surveillance camera proposal – The Board reviewed a proposal from Secure All Solutions. Director Sobernheim reported he has two potential contacts for this work and gave the information to management. Other proposals will be obtained.

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.

Proposal to repair curb and chase drains – In accordance with the repairs required by Acuity insurance, the Board was presented with a proposal to repair several locations in the community with broken concrete curb. On a motion duly made and seconded, it was unanimously resolved to approve the proposal for \$1300.00.

Proposal to repair drainage issue at 18284 E Floyd St – On a motion duly made and seconded, it was unanimously resolved to repair the drainage issue at 18284 E Floyd St for \$1950.00

Proposal to repair interior at 18273A – On a motion duly made and seconded, it was unanimously resolve to approve the proposal to repair the interior water damage for \$1250.00.

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 – Director Gregory asked management to obtain some proposals to shave areas in the community where the concrete stones have lifted. Management will pursue.

VIII. **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 July 24, 2020 at 6:30 and will be held over zoom unless the Board can meet in person.

IX. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:15pm

EXECUTIVE SESSION (**Discuss Delinquencies**)

Respectfully Submitted by Molly Ryan:

Approved by an officer