

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

The meeting was called to order at 6:30 p.m. by Molly Ryan. 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 – June 22, 2020 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from June 22, 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. John Sobernheim reported he has a conflict with the proposal to install cameras. This is a company that he has worked with. There were no other conflicts of interest.

II. SPECIAL GUEST: No special guest

III. HOMEOWNER HEARINGS – A homeowner was expected for their hearing; however, they did not attend. No action was taken due to the nature of zoom. Some homeowners reported a busy signal when they called into the meeting. The Board wants to ensure the meeting could be attended by the homeowner.

HOMEOWNER CORRESPONDENCE - Board members review correspondence from the community.
18284A - Homeowner asked the Board to assist with repairs to his air conditioner, which is located under the stairs. He supplied a report that the air condition is damaged due to salt dripping into the unit from the steps. There was discussion. One of the homeowners in attendance reported her air conditioner is also located under a set of stairs and they cover it every year to protect it from the salt used on the steps. On a motion duly made and seconded, it was unanimously resolve to deny the request.

18273A – Homeowner asked the Board to replace her carpeting and some tables due to water that seeped into her home during excessive rains in spring 2019. The Association has agree to repairing the baseboard and cleaning the carpet. On a motion duly made and seconded, it was unanimously resolved to deny the request.

3246C – Homeowner asked to install a chair lift on her exterior steps. The Board asked for more information.

HOMEOWNER FORUM- The Homeowner Forum included the following comments: One homeowner reported she had not been contacted by the Landscape Committee even though she volunteered. Molly apologized and reported her notes must not have been complete. There were no other comments during homeowner forum. The other homeowners in attendance reported they were there to observe. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

IV. FINANICAL STATEMENTS

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

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

V. ONGOING BUSINESS

Status of pool opening with new rules – Management reported the pool season has gone well with the exception of a few incidences where attendees had not registered. The neighboring homeowners reported they like the hours and the limit of 10 people as the pool is much quieter and does not cause many disruptions. They like the fact that the pool closes at 8. One resident reported she likes to know who is registered before she registers. There were no unanswered questions.

Status of fire insurance claim – Management reported the fire claim has ballooned to about \$100,000.00. Management is working with the adjuster and homeowner regarding approved vendors. The adjuster has filed a subrogation claim against the renter's insurance policy for the \$10,000 deductible.

Status of 2020 Landscape Enhancements – Schultz Industries has started on the landscape enhancements but they are not finished. Some of the replacement trees will not be planted until the weather is cooler.

2020 Mailbox project - Management asked the Board if they would like the boxes to be anonymous at the pool. Management reminded the Board two mail boxes were replaced in 2017 and they have the property address on the box. The Board would like the new boxes to be consistent with what is already in place.

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 August meeting.

Surveillance camera proposal – The Board reviewed a proposal provided through John Sobernheim. The proposal does not include the necessary wiring and costs to access the internet. The Board reviewed the reason for the cameras. They were originally considered as a means to capture the volume of through traffic on Yampa from outside the community. Someone suggested the Board consider installing gates or barriers at the intersection of Yampa and Girard which would cut down on through traffic. Another suggestion was to install removable bollard posts at the same intersection or even in the center of Yampa cars would still be able to go southbound on Yampa from the middle of the community. The board determined they would like to survey the community for feedback on the cameras, gates and bollard posts.

No Parking Signs on Dartmouth – Management has left several messages with the City of Aurora to have these installed.

Proposed letter for exemplary homes – The Board reviewed the draft letter. After making some adjustments, the letter will be mailed to 6 homes nominated by the landscape committee.

Other – There were no other items brought before the Board.

VI. 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 August 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 7:50pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an officer