

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, AUGUST 24, 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 was absent. 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 – July 27, 2020 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from July 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 – The homeowner from 18152H attended for his hearing. After discussion, the homeowner informed the Board he would install some odor mitigation in his home to prevent wafting odors. The homeowner said he would send management details of his actions by the end of the following week. On a motion duly made and seconded, it was unanimously resolved to stay the fine of \$100 for 90 days or until another complaint of the same nature was sent to the HOA. There were no unanswered questions.

HOMEOWNER CORRESPONDENCE - Board members review correspondence from the community.
3241A - Homeowner asked the Board to replace two rose bushes in front of his home that have died. The Association would like to give the bushes another year to recover from the frost. The homeowner agreed with this decision.

18287E – Homeowner asked whether the Association would have a garage sale this year. After careful consideration, the Board determined they would not hold a community garage sale due to Covid-19 and would revisit this request in the spring.

18241A – Board was apprised this homeowner moved broken down furniture into the common area. It was removed by the Association and the cost was assessed back to the homeowner.

18151G, 18278K, 3258BW, and 3205A - Homeowner asked if the Board would remove violation fines for failure to supply leases to management in a timely manner. She has complied with the governing documents and requests the fines are removed. On a motion duly made and seconded, it was unanimously resolved to reverse the fines because the homeowner is now compliant.

18388G – Homeowner fine was stayed during the hearing in June. The HOA has fielded another complaint so the fine has been reinstated and another fine of \$200 has been assessed.

COMMITTEE REPORTS

3246C – Homeowner would like to have a lift installed on their exterior railing. The Board would like samples of another condominium where this type of lift has been installed.

Landscape Committee – Tree Recommendations Schultz Industries reports there are several trees in the community that have died. Director Stevens reports she has spoken with several arborists who report the trees have a very good chance of recovery next year. Several went dormant after the late freeze in May. On a motion duly made and seconded, it was unanimously resolved to wait for spring to determine whether the trees have actually died.

HOMEOWNER FORUM- One homeowner reported there have been several motorcycles in the community which cause a lot of noise very late at night. The address was noted. The remaining homeowners in attendance reported they were present to observe. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

IV. FINANCIAL STATEMENTS

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

Late Fees – The Board did not suspend late fees for September due to Covid-19.

V. ONGOING BUSINESS

Status of fire insurance claim – Management reported the insurance claim for the fire in 3216 grew from \$20,000 to \$130,000. All of the vendor's invoices have been approved by the adjuster and repairs are underway. There were no unanswered questions.

Status of 2020 approved landscape enhancements – Schultz Industries is almost finished with the landscape enhancements. July and August have been very hot for the tree replacements but they are installed and under warranty.

2020 Mailbox project - Management reported the vendor has modified the quote due to challenges in the supply chain which has caused the materials to increase. They would like to expand the footprint of the mailbox area. The Board would like more information from the vendor as to why the new boxes will require more room. It is not apparent on the proposal. Management will report back.

Proposal to replace wood and paint the trim – The Board fielded a report that paint is chipping on the railings and stringers on the east side of Yampa. Management set up a meeting for warranty painting with the vendor. The painter reports the chipping is from wood deterioration and does not meet the warranty standard. Instead, a proposal was submitted. The Board carefully reviewed the proposal and agree the work is necessary; however, they would like another bid for this project. Management will obtain other proposals.

Report of window assessment 3238F – Director Stevens reports this matter may be removed from the agenda as there are no recent complaints from the tenant regarding the windows.

Survey Monkey – Management requests a Board member participate in the development of the survey questions. Director Stevens volunteered to assist.

Snow Removal Proposal – APMI submitted their proposal to remove snow for the 2020-2021 season. The Association has been pleased with this vendor. On a motion duly made and seconded, it was unanimously resolved to approve the proposal.

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

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 September 28, 2020 at 6:30 and will be held over zoom.

IX. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:40pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer