

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, SEPTEMBER 28, 2020 AT 6:30PM  
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, Treasurer  
Rachel Pierce, Member at Large

Lester Kamp 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 – August 24, 2020** On a motion duly made and seconded, it was unanimously resolved to approve the minutes from August 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 HEARINGS** – The homeowner from 18152H reported he has changed locations in his home to smoke marijuana. The Board instructed management to impose the fine of \$100 if there are any more complaints.

**HOMEOWNER CORRESPONDENCE** – There was no more correspondence for Board review.

**COMMITTEE REPORTS**

**3241J** – Homeowner would like to change their door lock to a smart lock with new lever. On a motion duly made and seconded, it was unanimously resolved to approve the request.

**18388H** – Homeowner would like approval to remove and replace the trim around the new windows. On a motion duly made and seconded, it was unanimously resolved to approve the request to remove and reinstall the window trim provided it does not compromise the structural integrity of the building. Homeowner reports she will make sure the trim is painted.

**HOMEOWNER FORUM-** One homeowner asked for an update on the power washing the cubbies on his building.

**IV. FINANCIAL STATEMENTS**

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

**V. ONGOING BUSINESS**

**Power washing, wood replacement and painting of trim** – The Board had two proposals for the wood replacement and painting the wood on the stair stringers and balcony caps. The Board is seeking assurance the balcony caps will be pressure treated wood. The proposal only specifies the hand rails are pressure treated.

**Proposal to replace the treads** - The Board reviewed the proposal to replace treads and was surprised there are still so many needed. Director Gregory would like to meet with the vendor to review the scope of work. Management will set up a meeting. The board asked management to instruct the vendor to only use sand rather than ice melt chemicals.

**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. Director Sobernheim would like to meet with the vendor and discuss the options in an attempt to not change the footprint or add concrete. Management will set up a meeting.

**Survey Monkey** – Management and Director Stevens plan to set up a meeting to draft the questions which will happen in the next few days. The goal of the survey is to determine whether the Association would like to have some barriers installed at the entrance between Girard and Yampa. Director Sobernheim had some other suggestions as well.

**2021 Landscape Contract** – The Board reviewed the proposal for 2021 landscape maintenance from Schultz Industries. On a motion duly made and seconded, it was unanimously resolved to approve the 2021 landscape contract with Schultz for \$44,904.00.

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

**2021 Budget Wish List** – The Board would like to see allocations to paint 5 buildings, a proposal for a security company to monitor the property, and some money set aside to extend the fence at tower to prevent so much pedestrian traffic

**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 October 26, 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 7:46pm

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully Submitted by Molly Ryan:

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