

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, OCTOBER 26, 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

John Sobernheim, Treasurer

Lester Kamp and Rachel Pierce were absent. 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 – September 28, 2020 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from September 28, 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 – None scheduled

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

COMMITTEE REPORTS

3246A – Homeowner would like to change their door and windows. On a motion duly made and seconded, it was unanimously resolved to approve the request.

3261J – Homeowner would like to replace their windows. There is some structural changes. The Board would like more information.

HOMEOWNER FORUM- One homeowner asked for an update on the power washing the cubbies on the buildings. The Association has asked to have the cubbies waterproofed before they are cleaned.

IV. FINANCIAL STATEMENTS

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

V. ONGOING BUSINESS

2021 Budget Proposal – The Board carefully reviewed the 2021 budget proposal. Water and insurance will necessitate a dues increase. On a motion duly made and seconded, it was unanimously resolved to approve the 2021 budget with a 2% increase.

Insurance Renewal - The Board reviewed the proposal to renew the insurance. After careful consideration, the Board opted to renew the insurance policy with the lower deductible for a higher premium. replace treads and was surprised there are still so many needed.

Proposal to grind the sidewalk - Management supplied two proposal to grind the sidewalk offsets in the community. On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Precision Concrete for \$6,228.13. Management will contact the Board members for a demonstration.

Proposal to replace the treads – Eagle Rock construction supplied a proposal to replace treads and seal other treads. On a motion duly made and seconded, it was unanimously resolved to approve the proposal

to replace the treads. The Board instructed management to contact the snow removal vendor and make sure they are using sand instead of ice melt to protect the treads.

Proposal for damaged flooring 18273A – On a motion duly made and seconded, it was unanimously resolved to approve the replacement of flooring that was damaged from a flooding water in 2019.

Proposal to install chase drain – On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Schultz Industries to install a chase drain.

Proposal to clean out the detention pond – On a motion duly made and seconded, it was unanimously resolved to approve the proposal to clean out the detention pond.

Survey Monkey - Management and Director Stevens met and developed 3 questions for the survey. The Board will be asked to complete two more questions.

No Parking Signs on Dartmouth – A Board member reported the signs have been 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 the 2020 Annual Meeting which will be held over zoom on Monday November 23, 2020

IX. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:43pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an officer