

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, MARCH 29, 2021
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, Secretary
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 – February 22, 2021 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from February 22, 2021.

Board members disclose any conflicts of interest regarding agenda items- There were no conflicts of interest.

II. SPECIAL GUEST: No special guest scheduled

III. HOMEOWNER HEARINGS – One scheduled. The homeowner at 3235L asked the board to waive the violation fine of \$100 for wafting odors. A fine for wafting cigarette odors was previously waived. After careful consideration and discussion the owner and the neighboring resident decided to exchange contact information for the future. On a motion duly made and seconded, it was unanimously resolved to deny the request to waive the violation fine of \$100.

HOMEOWNER CORRESPONDENCE – Homeowner at 3261H asked why the HOA would not open an insurance claim for the owner at 3261L for frozen pipes in the garage. The Board feels the pipe would not have frozen if the garage door had been closed. The Association would not participate in an acrimonious discussion during a Board meeting and regarding a property this person does not own.

COMMITTEE REPORTS

ARC - No requests.

HOMEOWNER FORUM- Homeowner at 3261H asked why the Association would not open an insurance claim for the owner at 3261L for frozen pipes in the garage. The Board feels the pipe would not have frozen if the garage door had been closed. Since the person making the inquiry does not own the property, there was no more discussion.

IV. FINANCIAL STATEMENTS

January and February 2021 – The board carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve the 2021 January and February financial reports subject to final audit.

V. ONGOING BUSINESS

Proposal for new paint schemes – The Board discussed the proposed paint schemes from provided by Sherwin Williams. The schemes were all variations of gray. The Board asked to see other schemes in greens and browns.

Status of water loss repairs - Management reported on the three different locations where pipes froze and caused damage to the units. The Association still awaits reports from the plumbers. Homeowners were advised to open insurance claims if they have not done so already.

Status of sidewalk grinding – The vendor reports they will return to grind the areas of concern identified on the walkthrough between management and the Board. e Board reviewed the proposal to replace siding and paint 5 buildings for \$67,425.00.

Status of mailbox replacement – Supply chain caused delays in the product shipment. Management will report an expectation to the Board.

Update on management software – The Board was informed they will have unique access to the portal to see reports of work orders, covenant compliance, invoices, accounts receivable and board action items. The Board will receive some education on the portal soon.

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 next meeting of the Board will be held on Thursday, April 29, 2021. The meeting will be held via zoom. Management will send an email to the community soon advising them of the deviation of the normal meeting date.

IX. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:54pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer