

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, April 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

One homeowner was in attendance representing one home. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no announcements.

Approval of Minutes – March 29, 2021 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from March 29, 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 – None scheduled.

HOMEOWNER CORRESPONDENCE – A homeowner attempted to lodge a complaint regarding noise; however management did not think the complaint rose to the standard of nuisance noise. The Board agreed with management and feels some homeowners are using the HOA to handle neighbor to neighbor conflict. Management was instructed to send a newsletter with an article instructing homeowners to resolve neighbor to neighbor conflicts without involving the HOA.

COMMITTEE REPORTS

ARC - No requests.

HOMEOWNER FORUM- There were no homeowner comments.

IV. FINANCIAL STATEMENTS –

March 2021 – The Board carefully reviewed the March financials. The software generates reports in a format that is easy to read. On a motion duly made and seconded, it was unanimously resolved to approve the March Financials subject to final audit.

V. ONGOING BUSINESS

Proposal for new paint schemes – The Board decided to keep the current paint scheme.

Status of stairwell paint and wood replacement - Management reported on the progress of the stairwell project. The wood replacement is almost finished and since the Board has decided to stay with the current color scheme, the painting will begin soon. Director Sobernheim had an example of the notice being posted instructing homeowners to remove their property from the balcony and patio areas if necessary.

Status of sidewalk gridding – The vendor reports they will return to grind the areas of concern identified on the walkthrough between management and the Board.

Status of mailbox replacement – The vendor reports they will need to update the proposal. Management was instructed to obtain another proposal from another vendor.

Review of Board member portal vs. Homeowner portal – The Board and management reviewed the portal differences between a homeowner's site and the Board member site. All questions were fielded.

Other – The Board would like management to draft a newsletter with the following content:

- Homeowners must not use the Association to solve personal conflicts
- Details regarding opening the pool
- Clean up after your pets
- Charcoal and propane grills are not allowed
- How to sign up for the pool

Other – Director Sobernheim would like to see the 2022 budget include another phase of painting and the Association should shop around for better insurance premiums.

Other – Director Pierce reports she is not receiving the distribution emails. The Board would like management to combine the email lists between iContact and the new software registrants if possible. Director Sobernheim volunteered to help.

VI. MANAGER'S REPORT – Management gave a verbal report. There were no unanswered questions.

Next Board Meeting – The next meeting of the Board will be held on Monday May 24, 2021. The meeting will be held via zoom..

IX. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:29pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an officer