

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, MAY 24, 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 was absent. Three 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 – April 29, 2021 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from April 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 – No homeowner correspondence for Board review

COMMITTEE REPORTS

ARC – 3242C Window replacement. Homeowner asked to change the configuration of her windows in two locations. The Board would like more information. Management will request a picture of the current configurations and an example of the proposed configuration.

HOMEOWNER FORUM- A homeowner asked what can be done regarding cars speeding through the community. Homeowner suggested larger speed bumps to keep children safe. Homeowner suggested additional speed bump on Flora. Management will map the speed bumps and supply the map to Director Sobernheim. Another homeowner reports their tenant complained about children in the parking lots on bikes and near parked cars. No action was taken on this matter.

IV. FINANCIAL STATEMENTS –

April 2021 – The Board carefully reviewed the April financials. Director Sobernheim asked for more complete statements from Fortis Bank. On a motion duly made and seconded, it was unanimously resolved to approve the April Financials subject to final audit.

Transfer reserve funds for painting – Management asked the Board to approve the transfer of \$43,325.00 from the reserve account to the operating account to cover the expense incurred thus far for the stairwell/railing paint and wood replacement. On a motion duly made and seconded, it was unanimously resolved to approve the transfer.

V. ONGOING BUSINESS

Status of painting five buildings – Buildings scheduled for paint in 2021 are 3205, 3216, 3231, 3235, and 3246. The crews have begun power washing and wood replacement on the five buildings scheduled for paint. Once the rain stops Prep Rite expects the project will be done in about 3 weeks. The stairwell railings and balcony caps are completed in the rest of the complex.

2021 Pool Contract - Management reported the prior pool company has gone out of business. A new contract was obtained from Metro Pools. On a motion duly made and seconded, it was unanimously resolved to ratify the 2021 pool contract with Metro Pools. Metro Property Management and Metro Pools are not affiliated in any manner.

Status of sidewalk griding – The vendor reports they will return to grind the areas of concern identified on the walkthrough between management and the Board. The Board would like the community to be completely walked again.

Revised proposal to replace the mailboxes – Page Specialties supplied a revised proposal for the mailboxes near the pool for \$10,292.00. Management has found another vendor; however, they have not submitted a proposal yet. Director Sobernheim would like the proposals to be for 5 sixteen bank mailboxes rather than 4 sixteen bank and 1 twelve bank mailboxes.

Newsletter – The newsletter will include the topics previously discussed and the 2021 pool rules along with the website to register for the pool.

2021 Landscape Committee – The landscape vendor reports they will have the 2021 landscape enhancement proposal in the 1st week of June. The committee is asked to review the proposal and make recommendations to the Board at the June Board meeting. The homeowners and Board members were asked if they would like to volunteer. Director Sobernheim and Director Kamp volunteered. Homeowners Diane Gregory, Beverly Silvia-Groves and Mohammed Mustafa volunteered as well. The proposal will be emailed to the committee upon receipt.

Survey Results – The Board reviewed the survey responses. There were 62 respondents. The information will be referenced as the Board considers community projects.

Other – The Board discussed the 2021 Pool Rules. The hours will be expanded to 8am to 8pm. The Board considered whether to have the bathrooms open for the pool season. They were closed in 2020 for the pool season. After careful consideration, the Board decided to keep the bathrooms closed.

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 June 28, 2021 at 6:30. 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 7:43pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

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