

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JUNE 28, 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. Five homeowners were in attendance representing five homes. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no announcements.

Approval of Minutes – May 24, 2021 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from May 24, 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 –

18332 #C Homeowner wanted to remind the Board they would like more plants near their property. The board would like to install more plants for this homeowner.

3238 #A Homeowner is asking the Board to open the restrooms at the pool. The Board discussed their options and determined they would like to open the restrooms. Management will need to secure a contract to clean and replenish the supplies in the restroom.

There was no other correspondence for Board review

COMMITTEE REPORTS

Landscape Committee – A comprehensive report and recommendations were supplied by the Landscape Committee to the board for 2021 enhancements. The proposal and the budget items are close. There are some tree replacements that would be funded from the reserve fund. The figures may change based on some trees or bushes not being replaced after being removed. Management will discuss open questions with the landscape vendor and get back to the Board.

Design Review Requests

3233 #H – Window replacement On a motion duly made and seconded, it was unanimously resolved to approve the request to replace windows at this address. The request is for identical windows.

18388 #C – Temporary Gate One a motion duly made and seconded, it was unanimously resolved to approve the installation of a temporary gate on the balcony of this home.

3258 Waco #H Storm Door On a motion duly made and seconded, it was unanimously resolved to approve the style of storm door requested by this homeowner

3258 Waco #H Air Conditioner replacement On a motion duly made and seconded, it was unanimously resolved to approve the replacement of the air conditioner at this home provided the new condenser does not interfere with drainage or access to the adjacent air conditioners.

3242 #C Windows On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the window replacement at this home. There are a couple windows that will be replaced with a different configuration.

HOMEOWNER FORUM- A homeowner inquired whether they could host a party at the pool for some outside guests. After careful discussion, the Board will look into changing the pool rules for part of the season. Another homeowner asked if a dead tree near her home would be removed. The Board responded they expect to remove the tree. One homeowner reported the mowing along the walks is uneven. This will be reported to the landscape vendor. Another homeowner asked when the mailboxes would be replaced by the pool. The Board informed the homeowner this is a priority. A homeowner noted there are large items near the cubies that are not being picked up including a hide a bed, a washing machine and a park bench. Management will dispatch to have these removed. Another homeowner asked when the salt buckets would be collected. One homeowner mentioned there is a hose near her from door that seems to have a pin hole leak. Management will dispatch for a repair.

IV. FINANCIAL STATEMENTS –

May 2021 – The Board carefully reviewed the May financials. Management informed Director Sobernheim the bank said they would supply additional statements. On a motion duly made and seconded, it was unanimously resolved to approve the May Financials subject to final audit.

Transfer reserve funds for painting – Management asked the Board to approve the transfer of \$42,000.00 from the reserve account to the operating account to cover the expense incurred thus far to complete the payment for the stairwell/railing and make a progress payment on painting 5 buildings. On a motion duly made and seconded, it was unanimously resolved to approve the transfer.

V. ONGOING BUSINESS

Status of painting five buildings – Management walked the paint project with the vendor and reported the vendor did a terrific job. There were two areas where additional wood replacement should be done. A proposal is in process and will be presented to the Board.

Survey Results - 62 homeowners responded to the survey. The Board was supplied with the data for the survey questions so they may reference the information in the future.

Status of sidewalk gridding – The vendor informed management they did not miss the areas in question but in fact never noted them on their report. The numbers do not coincide with their proposal. They will give the Association a proposal to grind the areas.

Replace the mailboxes – The Board instructed management to have the 1st mailbox replaced as soon as possible and if the project for total replacement will be less than \$11,000.00 to have the boxes ordered and proceed.

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 July 26, 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 7:35pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an officer