

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JULY 26, 2021
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:37 p.m. by Molly Ryan with Metro Property Management per the Board's request. Director Kamp attended via conference call. The following Board members were present for quorum

ESTABLISH A QUORUM

Jim Gregory, Vice President
Lester Kamp, Secretary

Rachel Pierce, Member at Large

Leslie Stevens and John Sobernheim were 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 – June 28 2021 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from June 28, 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 –

18278 #J Homeowner reported they were disappointed with the shrub pruning and weed control. Wants the vendor to prune the bushes earlier or more often. The homeowner reports the tree suckers have to be trimmed out of the juniper at their home every year Management reported they have an appointment with the vendor on August 4th at 10am. The Board members were invited to join the walkthrough and three said they would be available.

18201 #E Homeowner is asking if the Association will have the windows cleaned in 2021. The Board directed management to get an estimate for the August meeting.

3241 #A Homeowner is asking when the mailboxes by the pool will be replaced. Their mailbox has been deemed not secure by the carrier so they are going to the post office daily to collect their mail. Management reports the master door was repaired. The Board will consider their options this evening.

There was no other correspondence for Board review

COMMITTEE REPORTS

Landscape Committee – A revised proposal was supplied to the Board. Director Sobernheim was not in attendance so the committee tabled these revisions.

Design Review Requests
None

HOMEOWNER FORUM- A homeowner inquired about the mailboxes and asked why the boxes by the pool are taking longer than the other two clusters. Management responded there have been some challenges with the increasing costs and whether the boxes would be engraved with the property address. The first tower has been replaced; however the second tower has been broken into. The Board realizes this has been a real inconvenience to the residents and they will approve the proposal with the shortest turn around this evening. The homeowner further reported they do not observe the pool vendor cleaning the pool regularly and believe the budget for the pool is too high. The homeowner reports she had a pool and the costs seem excessive. The Board members responded the budget is based on industry standards, commercial chemical treatments and the vendor's insurance. The homeowner reported the heater was not working. The Board responded the heater is working fine; however, a gas leak was found. The gas had to

be turned off, repaired by a commercial plumber, permitted, pressure tested and inspected before the heater would be turned back on. A Board member would like to have the tree near the mailboxes trimmed back to allow the lamp post to illuminate the mailboxes by the pool more clearly. The other homeowners in attendance reported they were there to observe. There were no unanswered questions.

IV. FINANCIAL STATEMENTS –

June 2021 – The Board carefully reviewed the June financials. Management reviewed the financials in detail with the Board. All questions were fielded. On a motion duly made and seconded, it was unanimously resolved to approve the June Financials subject to final audit.

Transfer reserve funds for painting – Management asked the Board to approve the transfer of \$31,450.00 from the reserve account to the operating account to cover the expense incurred to complete the payment for painting 5 buildings. On a motion duly made and seconded, it was unanimously resolved to approve the transfer.

V. ONGOING BUSINESS

Mailbox Replacement – The Board was presented with a proposal to replace the mailboxes with stock mailboxes. The vendor reports they can complete this project in the next couple weeks. On a motion duly made and seconded, it was unanimously resolved to approve the stock mailbox replacement for \$9,942.68. More information regarding the facilitation of this project will be mailed out as management is informed of the next actions.

Proposal for New Pool Rules - After June's Board meeting, the Board asked management to propose new Rules and Regulations for the pool use and to open the restrooms for the attendees. A vendor has been hired to clean the bathrooms and the Board was presented with updated Pool Use Rules and Regulations. After some consideration the Board decided not to open the restrooms and to leave the Rules and Regulations in place as they are for the remainder of the season. On a motion duly made and seconded, it was unanimously resolved to deny the proposal for new Pool Rules.

Extend the pool season – Management proposed extending the pool season for a couple weeks since the pool opened later than usual and the vendor is available. The Board did not have an appetite for this. On a motion duly made and seconded, it was unanimously resolved to deny a proposal to extend the 2021 pool season.

18273 #K – The Board reviewed a proposal to repair some interior damage to this home from ground water. On a motion duly made and seconded, it was unanimously resolved to approve the proposal to repair the interior to this home provided no carpeting is included in accordance with the Stone Canyon Condominium governing documents.

18345 #L – The Board reviewed a proposal to repair some interior damage to this home from ground water. On a motion duly made and seconded, it was unanimously resolved to approve the proposal to repair the interior of this home excluding any carpeting in accordance with the Stone Canyon Condominium governing documents.

Director Gregory, Director Pierce and management plan to inspect and review these circumstances that allowed ground water into the homes.

Map of community speed bumps – Director Sobernheim asked management to map the locations of the speed bumps inside the property.

Status of Sidewalk grinding – Management will obtain two proposals for the remaining sidewalk issues.

VI. MANAGER'S REPORT – Management gave report of items completed since the last meeting. There were no unanswered questions.

Next Board Meeting – The next meeting of the Board will be held on Monday August 23, 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 8:05pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer