

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, AUGUST 30, 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

There were three homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no announcements.

Approval of Minutes – July 26 2021 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from July 26 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 –

There was no correspondence for Board review

COMMITTEE REPORTS

Landscape Committee – There were two proposals supplied to the Board as a result of the walkthrough with Director Gregory, Molly Ryan and Brooke Munsinger with Schultz Industries.

Roundabout Trees – Schultz Industries proposed the installation of two more trees in the roundabout so the trees would be evenly distributed in the roundabout. Director Sobernheim was concerned the trees would interfere with the sight lines. After careful consideration, he agreed with the enhancement. On a motion duly made and seconded, it was unanimously resolved to approve the installation of two more Snow Crabapple trees in the roundabout for \$1663.00.

Rejuvenation Prune – On a motion duly made and seconded, it was unanimously resolved to approve the rejuvenation prune in the fall for \$12,451.00

Design Review Requests

None for Board consideration

HOMEOWNER FORUM- A homeowner mentioned a low tree at the corner of Greenwood and Yampa. Management will alert the landscape vendor. Another homeowner mentioned they smell wafting odors from another condominium. Management said they would send a letter but the homeowner reported they will attempt to contact the resident and let them know there is a problem first. Another homeowner commented that large items are being left in the common areas much more frequently. The Board would like to schedule a large item pick up day. Management will check into the cost. There were no other comments during the homeowner forum.

IV. FINANCIAL STATEMENTS –

July 2021 – The Board carefully reviewed the July 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 July Financials subject to final audit.

Fortis Bank Signature Cards – Management asked the Board who would be added to the Fortis signature card. Director Pierce volunteered to be added. The signers for Fortis will be Directors Sobernheim, Kamp and Pierce. The card will be executed during the tread inspection. .

V. ONGOING BUSINESS

Snow Removal – The Board was presented with the snow removal proposal from APMI for another year. The Board reviewed the performance of 2019-2020 and wanted to management to convey to the vendor that they will expect an improvement this season. The Board wants the vendor to attend to the community in a more timely manner and make sure the sand buckets are collected in the spring. They are to fill they regularly and to only use sand on the concrete. On a motion duly made and seconded, it was unanimously resolved to approve the 2021-2022 snow removal contract with APMI.

Window Cleaning - A homeowner asked the Association to clean the windows this year. After some discussion, it was determined the Association would include the possibility in the 2022 budget with routing power washing of the buildings.

Concrete Shaving – Management reports the shaving companies are extremely backed up and the proposals are forthcoming.

Walk Community for Stair Treads – The Board scheduled a stair tread inspection for Thursday September 2 at 10am.

Community Speed Bumps – The Board would like to install 2 more speed bumps near the entrance at Waco and near the curve at 18151. Management will get a proposal for asphalt and rubber speed bumps. Director Sobernheim suggested a professional Traffic Control consultant. Management will report back.

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 September 27, 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 8:02pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an officer