



**RESCHEDULED 2020 ANNUAL MEETING MINUTES
MONDAY, FEBRUARY 22, 2021 AT 6:30 P.M.
VIA ZOOM VIRTUAL MEETING PLATFORM**

CALL TO ORDER-The meeting was called to order at 6:05 p.m by Director Stevens. Board members in attendance were Leslie Stevens, Jim Gregory, Lester Kamp, John Sobernheim and Rachel Pierce. The HOA manager, Molly Ryan, was also present representing Metro Property Management.

ESTABLISHMENT OF A QUORUM-According to the governing documents of the Stone Canyon Condominium Association, a quorum of ten percent (10%) of the homeowners is required in order to conduct the Annual Meeting. In November, the quorum requirement was not achieved; however today, with Forty-four (44) homes represented either in person or by proxy, the quorum requirement was met.

PROOF OF NOTICE-Molly Ryan presented the proof of notice of mailing, which verified that notice of the meeting was mailed in accordance with the governing documents. There were no challenges to the notice of the meeting.

APPROVAL OF MINUTES-With no corrections or additions, on a motion duly made and seconded, it was unanimously resolved to approve the minutes from the 2019 Annual Meeting/ 2020 Budget Ratification minutes.

FINANCIAL REVIEW/PRESENTATION OF 2021 BUDGET-Molly Ryan of Metro Property Management gave a financial report of the association based on the 2020 Year end financials. On a motion duly made and seconded, it was unanimously resolved to approve the December 2020 financials subject to final audit. The 2021 budget with a 2% dues increase was mailed to the homeowners with the notice. On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the 2021 budget.

ELECTION-It was explained that there were three (3) seats open on the Board of Directors, each for a two (2) year-term. Leslie Stevens, Jim Gregory and Rachel Pierce were standing for re-election for the Board of Directors. There were no additional nominations from the floor. On a motion duly made and seconded, it was unanimously resolved to elect Leslie Stevens, Jim Gregory and Rachel Pierce to the Board of Directors, each for a two (2) year-term.

ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting 7:45 p.m.

Approved by an Officer