

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, SEPTEMBER 27, 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

Director Pierce attended at 6:50p.m. There were two homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – One Board member asked if the meeting start time could be changed to 6:00p.m. After some discussion, the Board determined to leave the meeting start time at 6:30p.m. There were no other announcements.

Approval of Minutes – August 30, 2021, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from August 30 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 Recommendations – The Board considered the proposal to tree removal and trimming for \$17,000. On a motion duly made and seconded, it was unanimously resolved to approve the proposal provided the vendor could complete the work in 2021.

Design Review Requests

18388J – New Windows On a motion duly made and seconded, it was unanimously resolved to approve the window replacement request.

HOMEOWNER FORUM- The homeowners in attendance reported they were present to observe the meeting. There were no comments during the homeowner forum.

IV. FINANCIAL STATEMENTS –

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

Fortis Bank Signature Cards – Since they are already on the signature cards, no action is needed from Directors Sobernheim and Kamp. Management will coordinate with Director Pierce to be added to the signature card.

V. ONGOING BUSINESS

Concrete shaving – The Board is looking for another proposal from Atlas Concrete.

Walk community stair treads - The Board and management will walk the stair treads on September 7, 2021.

Community speed bumps – Management reported on the proposed speed bumps. The cost will be \$500 to \$750 per speed bump with a minimum of \$1500. Since the cost is reasonable and the appearance will be consistent with what is already present, the Board will use asphalt rather than the rubber speed bumps. The Board will look at the proposed areas and report back.

2022 budget wish list – Management reported Acuity Insurance Company has sent the HOA a notice to non-renew the insurance policy due to the loss history. We do not know what another policy may look like so the wish list should be conservative. The Board would like to have 5 buildings painted per year, so the community is on a predictable 5-year rotation.

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

Next Board Meeting – The next meeting of the Board will be held on Monday October 25, 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 7:36pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer