

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, OCTOBER 25, 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

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

**I. BOARD BUSINESS**

**Board Announcements** – There were no announcements from the Board.

**Approval of Minutes – September 27, 2021**, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from September 27 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 tree trimming/tree removal proposal was approved subject to scheduling in 2021. The vendor has scheduled the tree trimming and removal for November. The cherry trees have been installed in the entryway circle drive.

**Design Review Requests** – None

**HOMEOWNER FORUM-** The homeowners in attendance reported some homes are leaving toys in the common areas. Another homeowner reports there is a water leak near the pool that is intermittent and his pathway lights were vandalized. Another comment was some concrete damage was reported from the product used to melt the snow and ice along with an Empire Flooring van is sitting in the community with a flat tire. The van will be ticketed. There were no other comments during the homeowner forum.

**IV. FINANCIAL STATEMENTS –**

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

**V. ONGOING BUSINESS**

**Insurance Renewal** – The Board was given a shocking insurance renewal proposal just prior to the meeting. The vendor had not informed management or the Board that the renewal would be an increase of 43% through a surplus line carrier. The premium increased from \$180,000 to \$320,000. The Board members reviewed the options and decided to shop for another proposal for any savings available. Management will reach out to a USI insurance broker.

**Concrete Shaving** – This is pending another proposal

**Proposal to replace community stair treads** - The proposal from Eagle Rock Construction to replace 476 treads is \$126,140. On a motion duly made and seconded, it was unanimously resolved to deny the proposal to replace 476 stair treads. With the new insurance premium, the stair treads will need to be done in stages and with a smaller budget. Management will look for other vendors for this this work.

**Community speed bumps** – In lieu of the insurance renewal, the speed bumps installation has been tabled. The speed bump on Yampa will be reinforced with asphalt amendment.

**2022 Budget** – The 2022 budget was presented with a dues increase of 17%. On a motion duly made and seconded, it was unanimously resolved to table the 2022 budget proposal for another insurance bid. Discussion will resume during another urgently scheduled Board meeting or via email.

**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 November 22, 2021 after the 2021 Annual Meeting. 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 7:40pm

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully Submitted by Molly Ryan:

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Approved by an officer