

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, NOVEMBER 22, 2021 FOLLOWING THE 2021 ANNUAL MEETING  
ZOOM VIRTUAL MEETING**

The meeting was called to order at 7:08 p.m. by Director Stevens. Director Kamp attended via conference call. The following Board members were present for quorum

**ESTABLISH A QUORUM**

Leslie Stevens, TBD  
Jim Gregory, TBD  
John Sobernheim, TBD

Lester Kamp, TBD  
Rachel Pierce, TBD

There was one homeowner present. Molly Ryan with Metro Property Management was also present.

**I. BOARD BUSINESS**

**Board Announcements** – The Board congratulated Directors Sobernheim and Kamp on their re-election for two-year terms. The Board adopted the following titles:

Leslie Stevens, President  
Jim Gregory, Vice President  
John Sobernheim, Treasurer  
Lester Kamp, Secretary  
Rachel Pierce, Member at Large.

**Approval of Minutes – October 25, 2021**, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from October 25, 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 project is underway. The rejuvenation prune is scheduled for late December. The retention pond will be cleaned before the end of the year as well.

**Design Review Requests – 3242H** Homeowner requests permission to blow in insulation into the common wall to mitigate noise from the neighboring unit. Insulation specifications were submitted. On a motion duly made and seconded, it was unanimously resolved to approve the request.

**HOMEOWNER FORUM-** The homeowner in attendance reported their tenant smelled gas near 18151L. The investigation and repair is an Xcel responsibility. There were no other comments during the homeowner forum.

**IV. FINANCIAL STATEMENTS –**

**October 2021** – The Board carefully reviewed the October 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 October financials subject to final audit.

**V. ONGOING BUSINESS**

**Insurance Policy USI** – On a motion duly made and seconded, it was unanimously resolved to ratify the annual premium with USI insurance for \$310,000.00.

**Loan Application** – Director Pierce will stop by the management office and sign the application for the loan to cover the insurance policy premium.

**Proposal to replace community stair treads** - The proposal from Eagle Rock Construction to replace stair treads is pending other proposals. Management is seeking other vendors for this this work.

**Other: Camera Drainline** – The homeowner at 3246A reports a slow drain and it seems to be affecting two homes. The HOA plumber reports the repair is under some concrete. The Board would like to have a camera sent down the drain line for more information.

**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 January 31, 2022. 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 7:38pm

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully Submitted by Molly Ryan:

\_\_\_\_\_  
Approved by an officer