

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JANUARY 31, 2022
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:32 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

Lester Kamp, Secretary
Rachel Pierce, Member at Large

Director Sobernheim was absent.

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

I. BOARD BUSINESS

II. SPECIAL GUEST: Tim Cyriacks of Optimum Restoration

III. HOMEOWNER CORRESPONDENCE –

3238A – Homeowner requests review and reimbursement of expenses from a sewer backup. The Association will pay or reimburse the homeowner for costs that fall within the HOAs responsibility per the Stone Canyon governing documents. Further inquiries are being made for customary industry costs and whether subfloor material was present at the time of loss.

HOMEOWNER HEARINGS –

3235L – Wafting odors – The parties subject to this hearing did not attend. On a motion duly made and seconded, it was unanimously resolved to confirm the fine of \$200.

COMMITTEE REPORTS

ARC requests - None

HOMEOWNER FORUM- The homeowners in attendance included the following remarks: One homeowner has a broken splash block at his downspout. Another homeowner mentioned the depressed stones at the bottom of stairwells in some locations. The Board is currently looking into these repairs. Two other homeowners asked for a Design Review Request form so they may submit a request to approve new windows. There were no other comments during the homeowner forum.

IV. FINANCIAL STATEMENTS –

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

V. ONGOING BUSINESS

2022 Management Contract – On a motion duly made and seconded, it was unanimously resolved to approve the 2022 Management contract.

Ratify Snow Removal Contract – On a motion duly made and seconded, it was unanimously resolved to ratify the 2022 snow removal contract with Schultz Industries.

Scope of work to install snow removal signs - On a motion duly made and seconded, it was unanimously resolved to approve the proposed locations for snow removal signs.

Proposal to clean sewer lines – On a motion duly made and seconded, it was unanimously resolved to approve the proposal to clean the sewer lines from Colorado Sewer for \$6500.

Status of sidewalk gridding – This is pending information from other vendors

Dog Waste Vendor – Management reported the dog waste vendor has notified the community their services will cease on January 31st. On a motion duly made and seconded, it was unanimously resolved to approve the cost for Pet Scoop Services.

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 February 28, 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 7:53pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an officer