

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, FEBRUARY 28, 2022
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:32 p.m. by management. Director Stevens was delayed but instructed the Board to begin without her. Director Kamp was absent. The following Board members were present for quorum

ESTABLISH A QUORUM

Leslie Stevens, President arrived at 6:45pm
Jim Gregory, Vice President

John Sobernheim, Treasurer
Rachel Pierce, Member at Large

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

I. BOARD BUSINESS

Board Announcements – None

Approval of Minutes – January 31, 2022, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from January 31, 2022.

Board members disclose any conflicts of interest regarding agenda items- There were no conflicts of interest.

II. SPECIAL GUEST: None

III. HOMEOWNER CORRESPONDENCE –

3238A – Homeowner requests review and reimbursement of expenses from a sewer backup. The Association has discussed at length. Stone Canyon will reimburse the homeowner to remove and replace the toilet for \$103. The Board will work with the initial vendor regarding the expanded scope of mitigation that resulted from some delays in the commencement of the mitigation. The Board proposed an off set to the homeowner of \$200 for the cost to replace the vinyl in the bathroom. On A Motion duly made and seconded, it was unanimously resolved to approve the reimbursement to the owner of \$200 for the cost to install vinyl in the entryway and bathroom.

HOMEOWNER HEARINGS –

3235L – Wafting odors – The homeowner submitted a request to the Board to waive the fine of \$200 and explained that he removed the tenant from the home. On a motion duly made and seconded, it was unanimously resolved to waive the fine of \$200 with the warning to the homeowner ongoing violations of the same nature will incur the next fine of \$400. The fine structure is not contingent upon the tenancy.

COMMITTEE REPORTS

ARC requests - None

HOMEOWNER FORUM- The homeowners in attendance included the following remarks: One homeowner asked about the increased pet feces in the common area. Management explained the vendor has recently changed and they are seeking reliable employees for this service at Stone Canyon. Another homeowner asked the Board to consider a concrete walk that would connect the walk to his door to the perimeter walk. The Board instructed the homeowner to make a request in writing so it would be considered with the scope of work for the entire community this year. Two other homeowners attended to observe the meeting. There were no other comments during the homeowner forum.

IV. FINANCIAL STATEMENTS –

December 2021 – The Board carefully reviewed the December financials. Directors Sobernheim asked about the balance of the Fortis Bank Account. The 2021 insurance payment is not reflected. Management will correct and reissue the December 2021 financials for Board review in March.

RBC Proposal for Latter Investments – The Board reviewed the proposal to ladder the cash in the RBC money market account. At this time, the Board determined they would like to wait until the market settles down and the summer projects are approved before committing the cash. On a motion duly made and seconded, it was unanimously resolved to deny the proposal from RBC Wealth Management.

Budget line item – Director Sobernheim suggested a line item is added to the budget for Large Item Removal at \$0.00 so the cost for 2022 would be isolated. The rest of the Board agreed this is a good idea.

V. ONGOING BUSINESS

2022 Pool Contract – On a motion duly made and seconded, it was unanimously resolved to approve the 2022 pool maintenance contract with Metro Pools for \$7347.50 before chemical expenses.

Tree Spraying Proposal – The cost for a chemical maintenance program for all of the trees is \$10,098.00. This exceeds the 2022 Tree maintenance budget. The Board would like a proposal for chemical maintenance on the deciduous trees only for the next meeting. On a motion duly made and seconded, it was unanimously resolved to deny the proposal to spray all the trees in 2022.

Review Snow Removal Services – Management has fielded complaints regarding the plowing and ice mitigation behind 18388 E Eldorado Place. The Board suggested the snow removal company focus more back and forth driving on this area for the next storm system and move the snow clear down the road to the circle drive. Ice melt chemicals is permitted to be spread on the asphalt surfaces.

Status of sidewalk gridding and depressed stones at stairwell footings – Directors Gregory, Pierce and management will walk this scope of work with vendors who do mud jacking and concrete replacement to develop the scope of work. Management will coordinate schedules.

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 March 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 7:37pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an officer