

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, MAY 23, 2022
HYBRID MEETING IN METRO PROPERTY MANAGEMENT OFFICE AND
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:30p.m.. Director Stevens was not feeling well so management was instructed to chair the meeting. The Board approved. The following Board members were present for quorum

ESTABLISH A QUORUM

Leslie Stevens, President
Jim Gregory, Vice President

John Sobernheim, Treasurer
Lester Kamp, Secretary

Rachel Pierce was absent. There were two homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – At the end of the meeting, Director Gregory submitted his resignation. He reports he will remain involved in the stair tread and concrete projects.

Approval of Minutes – April 18, 2022, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from April 18, 2022.

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

II. SPECIAL GUEST: Tressa Bishop with USI Insurance attended to field questions from the Board regarding insurance options in the market. Prior to the meeting, the Board forwarded a list of questions which were answered in advance of the Board meeting. Tressa was asked for general information about the insurance market. According to Tressa, the market is very tight for HOA communities. Tressa explained that the Association is with a surplus lines market due to the loss runs that include the fire in 2019. Stone Canyon has some additional challenges because a general liability claim remains open on the loss history. In her opinion, Tressa thinks the Association should remain with the same insurance company until the normal renewal on November 1. The Board members asked several questions regarding other options within in the industry. All questions were fielded and the Board extended their gratitude to Tressa for her time and attendance.

III. HOMEOWNER CORRESPONDENCE – Homeowner requested the Association waive the cost to replace a pool key card for \$50 and explained her circumstances. On a motion duly made and seconded, it was unanimously resolved to deny the request.

HOMEOWNER HEARINGS – None

COMMITTEE REPORTS

ARC requests – 3241A Windows – On a motion duly made and seconded, it was unanimously resolved to approve the request to replace windows at this home.

Landscape Committee – Landscape Enhancements. The Board reviewed the proposal for landscape enhancements this year. The Board is very concerned about the insurance premiums and feels these enhancements can be delayed except for 7 project proposals that will total \$1880.00. On a motion duly made and seconded, it was unanimously resolved to approve 7 items on the list of enhancements. There are also plans to top dress the rock at 3233 near units J & K.

HOMEOWNER FORUM- The homeowners in attendance included the following remarks: One homeowner reported tree branches from the “branch breaker” storm were still down and one is sitting on a roof at 18425. The landscape vendor reported they would be on site within the few days after the meeting.

IV. FINANCIAL STATEMENTS –

January and February 2022 – The Board carefully reviewed the January and February financials. On a motion duly made and seconded, it was unanimously resolved to approve January and February 2022 financials subject to final audit.

V. ONGOING BUSINESS

Tree Spraying Proposal – On a motion duly made and seconded, it was unanimously resolved to approve the deciduous tree spraying proposal for \$5666.00

Revive Turf proposal – On a motion duly made and seconded, it was unanimously resolved to approve the cost to put down revive turf treatment for \$1193.00.

Status of sidewalk grinding and depressed stones at stairwell footings – Directors Gregory has been researching alternate materials. A walkthrough will be scheduled to review the options and obtain a bid to mud-jack the balcony stairwells.

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 June 27, 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 7:45pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer