

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, JUNE 27, 2022  
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:32p.m. The following Board members were present for quorum

**ESTABLISH A QUORUM**

John Sobernheim, Treasurer  
Lester Kamp, Secretary

Rachel Pierce, Member at Large

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

**I. BOARD BUSINESS**

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

**Approval of Minutes – May 23, 2022**, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from May 23, 2022.

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

**II. SPECIAL GUEST: None scheduled**

**III. HOMEOWNER CORRESPONDENCE** – There was no homeowner correspondence.

**HOMEOWNER HEARINGS** – None

**COMMITTEE REPORTS**

**ARC requests** – No requests

**HOMEOWNER FORUM-** The homeowners were asked if they have any items to bring before the Board. One homeowner asked whether the HOA would replace his window that is not opening securely. The homeowner heard the HOA replaced windows in years past. Management explained the Association had some windows replaced after a construction defect action; however, homeowners are responsible for their windows. The Board asked the homeowner to email management with the specifics. One homeowner reported he was investigating possible materials for stair treads. The other attendees reported they were present to observe.

**IV. FINANCIAL STATEMENTS** –

**March - May 2022** – The Board carefully reviewed the March through May financials. On a motion duly made and seconded, it was unanimously resolved to approve March, April, and May 2022 financial reports subject to final audit.

**V. ONGOING BUSINESS**

**HB 1137 Impact Report** – Management reported on the 2022 approved legislation affecting HOAs. The Association will have to revise three of the responsible governance policies comprised of the Collection Policy, the Enforcement Policy and the Conduct at Meetings Policy. Several attorneys are offering packages for this work. Management is looking for the best option for the community. Management is also recommending a line item is added to the HOA budget reflecting the costs incurred from this new policies.

**Newsletter Articles** – Management asked the Board for newsletter articles. The Board wants to publish articles on the new legislation, parking reminders, mention the new toters in the community, ask homeowners to not overfill the trash toters, and tell homeowners about the next meeting date in July.

**Status of sidewalk gridding and depressed stones at stairwell footings** – Management will set up the meeting with Jim Gregory and a vendor to discuss the options.

**Other** – Jim Gregory is researching new tread materials to try and cut the cost to replace the treads. He is leaning toward a wood tread with a non-slip surface. Management will set up a meeting with Jim and Eagle Rock Construction to discuss further. Jim will collect the specs and draft a design.

**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 July 25, 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 7:04pm

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully Submitted by Molly Ryan:

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