

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, AUGUST 1, 2022  
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:30p.m. The following Board members were present for quorum

**ESTABLISH A QUORUM**

Leslie Stevens, President  
John Sobernheim, Treasurer

Lester Kamp, Secretary  
Rachel Pierce, Member at Large

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

**I. BOARD BUSINESS**

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

**Approval of Minutes – June 27, 2022**, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from June 27, 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 one piece of correspondence addressed to the Board regarding a complaint of dog feces on a patio. Management reported a violation notice was sent to the homeowner. There were no questions.

**HOMEOWNER HEARINGS – None**

**COMMITTEE REPORTS**

**ARC requests** – On a motion duly made and seconded, it was unanimously resolved to ratify the following ARC requests.

**3235A** – Window replacement

**HOMEOWNER FORUM-** The homeowners were asked if they have any items to bring before the Board. One homeowner reported it appears a homeless person left personal items on the tree lane along Tower Road; however, the landscape company is not removing it. Management will have it removed. Another homeowner reported the sod is soaked near her home. Management was directed by the Board to instruct the landscaper to scale back the irrigation and to confirm the irrigation complies with City of Aurora restrictions. Another homeowner reported the cottonwood trees need to be trimmed. Another homeowner reported the pet feces is accumulating in her area. Discussion ensued regarding the installation of another pet waste station. Instead, the Association will move a sign reminding residents to clean up after their pet into the area. Management will check on the dates for the pet waste removal and instruct the vendor to focus on the area south of 3258 S Zeno Court. The other attendees reported they were present to observe.

**IV. FINANCIAL STATEMENTS –**

**June 2022** – The Board carefully reviewed the June financials. On a motion duly made and seconded, it was unanimously resolved to approve June 2022 financial reports subject to final audit. Director Sobernheim asked for the RBC banks statements.

**V. ONGOING BUSINESS**

**HB 1137 proposals** – The Association received two attorney proposals to update the Responsible Governance Policies in accordance with HB 1137 going into effect on August 10, 2022. Director Stevens would like another proposal from Spencer Fane, LLP. A phone meeting has been scheduled. Management will be included.

**Newsletter Articles** – The newsletter will alert homeowners that new policies will be adopted in response to HB 1137. The newsletter will also announce a garage sale.

**Tread Replacement** – Jim Gregory and management will meet to discuss the tread options. Mr. Gregory has researched some materials and believes the materials and installation will be more competitive than the cost of the concrete treads. The Board thanked Mr. Gregory for his work on this matter.

**Community Garage Sale** – The Board would like to schedule a community garage sale. The date of September 17<sup>th</sup> from 9am to 3pm was determined.

**Status of sidewalk grinding and depressed stones at stairwell footings** – Management and Mr. Gregory will meet with a vendor in the next few weeks. Schedules have not aligned for a meeting.

**Other** – There was some discussion regarding Mr. Gregory’s participation in community projects and goals. Management will look into prospects through which Mr. Gregory would be protected from personal liability for his input on community projects and goals. There were no other items brought before the Board.

**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 August 22, 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:

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