

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, AUGUST 29, 2022
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:31p.m. The following Board members were present for quorum

ESTABLISH A QUORUM

Leslie Stevens, President
John Sobernheim, Treasurer

Lester Kamp, Secretary

Rachel Pierce was absent. 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 – August 1, 2022, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from August 1, 2022.

Board members disclose any conflicts of interest regarding agenda items- Director Sobernheim reported a conflict on the ARC Request. There were no other conflicts of interest.

II. SPECIAL GUEST: None scheduled

HOMEOWNER CORRESPONDENCE – A homeowner submitted a request to the Board to consider extending the pool season into late September. The Board members determined since school is back in session, it would be unlikely the premium expense for an extended season would be justified. The request was denied. Management will notify the homeowner.

HOMEOWNER HEARINGS – None

COMMITTEE REPORTS

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

183451 – Air Conditioner

HOMEOWNER FORUM- The homeowners reported that a car bumper and chair have been left near the trash cubbies but are not being picked up by the trash company. Management will dispatch for a large item removal and will remind residents their large items should not be left out for collection as a common expense for the community. A homeowner inquired whether new stair treads could be fabricated from Trex or a comparable product. The Association's cursory investigation did not yield a Trex option thick enough for stair treads. More investigation will be done.

III. FINANCIAL STATEMENTS –

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

Director Stevens instructed management to have RBC attend the next Board meeting or send an investment proposal in lieu of attendance.

IV. ONGOING BUSINESS

HB 1137 proposals – The Board was presented with two policies from Spencer Fene ESQ. in accordance with HB137. The members were provided electronic copies of the policies which accompanied the Board meeting agenda prior to the Board meeting. The Board carefully reviewed the Conduct at Meetings policy.

The Roberts Rules of Order directives were very specific. The Board modified one provision allowing discussion to ensue whether a second motion to consider the topic was made or not. On a motion duly made and seconded, it was unanimously resolved to adopt the Conduct at Meetings policy as amended. The Board carefully reviewed the Collection Policy. The Board members affirmed the new policy is revised to reflect the new laws and therefore felt comfortable adopting the policy. On a motion duly made and seconded, it was unanimously resolved to adopt the Collection Policy. Due to a late revision, the Covenant Enforcement policy will be considered at a future Board meeting.

Newsletter Articles – The newsletter will alert homeowners regarding the new laws, the date of the garage sale and will remind homeowners to make arrangements with management for large item pick up.

Tread Replacement – Jim Gregory and management met with the HOA vendor, Eagle Rock Construction, to discuss tread fabrication. Management is seeking a vendor to fabricate a tread in accordance with Jim Gregory's design.

AD Hoc Committee – The Board determined it was appropriate to develop a committee for the tread replacement. On a motion duly made and seconded, it was unanimously resolved to adopt a Tread and Concrete Ad Hoc Committee and appoint Jim Gregory to the committee. Mr. Gregory accepted the appointment. There were no unanswered questions.

Community Garage Sale – The Association will place an ad on Craigslist and post signs for the garage sale. Director Sobernheim has signs from the prior garage sales and will post them.

Status of sidewalk grinding and depressed stones at stairwell footings – Management and Mr. Gregory reported on the meeting regarding the depressed stones. It was determined the stones are not as heaved as they were in the fall. The Association will put in some chase drains to alleviate the water drainage at the bottom of the stair stringers along the north sides of 18345 and 18425 E Flora Drive. The weight of the stair stringers may improve if the HOA adopts a new tread made of wood, Trex or some other lighter material.

Other – There were no other items brought before the Board.

V. 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 September 26, 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 8:14pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer