

**STONE CANYON CONDOMINIUM ASSOCIATION
SPECIAL BOARD MEETING MINUTES
MONDAY, SEPTEMBER 19, 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 Jones, 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 – August August 29, 2022, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from August 29, 2022.

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

II. SPECIAL GUEST: None scheduled

HOMEOWNER CORRESPONDENCE – There was no homeowner correspondence for Board review.

HOMEOWNER HEARINGS – None

COMMITTEE REPORTS

ARC requests – None

HOMEOWNER FORUM- The homeowners reported extreme disappointment that the garage sale was not held as originally expected. The Board apologized and set a new garage sale date for October 15th, Notification will be sent to the community in the newsletter being mailed in the next few days in conjunction with the new HOA policies. The message Board will be updated and emails will be sent to the community regarding the garage sale. It will be advertised on Craigslist and signs will be placed in the common areas directing traffic to the event.

III. FINANCIAL STATEMENTS –

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

The Board reviewed the investment proposals from RBC and determined to wait for the next interest rate increase before making a decision.

IV. ONGOING BUSINESS

HB 1137 proposals – The homeowners received the HB1137 Covenant Enforcement policy with the Health and Safety fine structure included. On a motion duly made and seconded, it was unanimously resolved to approve the Covenant Enforcement Policy.

Tread Replacement – Jim Gregory reports he is working with management but they are delayed due to a case of covid. Jim reports a prototype will be available before the next Board meeting. Management is seeking a vendor to fabricate a tread in accordance with Jim Gregory's design.

Community Garage Sale – The Association will place an ad on Craigslist and post signs for the garage sale for Saturday October 15th. Director Sobernheim has signs from the prior garage sales and will post them.

Budget wish list – The priority of the Association are the concrete treads so management was directed to fortify the budget for that project. The community remains hopeful the 2022 insurance renewal will be lower than 2021.

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 October 24, 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 7:03pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer