

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, OCTOBER 24, 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 two homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no Board announcements.

Approval of Minutes – September 19, 2022, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from September 19, 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 there was quite a few participants in the community garage sale but it was chilly on October 15th. One homeowner reported a private home had their own garage sale but did not take down their signs.

FINANCIAL STATEMENTS –

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

The Board approved the purchase of one CD for 6 months. Management will notify the bank.

III. ONGOING BUSINESS

TREAD REPLACEMENT – Jim Gregory fabricated a prototype tread out of pressure treated cedar and delivered it to management. Management is seeking a vendor to fabricate a tread in accordance with Jim Gregory's design. Another vendor suggested metal treads and reported good success with them. Jim Gregory and management will investigate this option too.

2023 INSURANCE RENEWAL – The insurance renewal came higher than the 2021 renewal so the agency went back to their writers and obtained a reduction of \$8,000. On a motion duly made and seconded, it was unanimously resolved to approve the insurance renewal for \$315,162.03.

2023 Budget - The Association reviewed the proposed budget with an increase of 14%. The line items were discussed and modified. Director Jones asked to take a few more days to review and make some changes. This will be reviewed over email within 7 days.

2022-2023 Snow Removal Contract – On a motion duly made and seconded, it was unanimously resolved to approve the snow removal contract with Schultz Industries.

2023 Landscape Contract – The Board reviewed the landscape contract from Schultz Industries. On a motion duly made and seconded, it was unanimously resolved to table the 2023 Landscape Contract.

2022 Annual Meeting – The 2022 Annual Meeting will be held on November 28th. The candidates up for election are Director Stevens and Director Jones. Both will stand for re-election for two-year terms.

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

IV. 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 November 28, 2022 following the 2022 Annual Meeting. 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 7:56pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer