

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JANUARY 23, 2023
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:36p.m. The following Board members were present for quorum

ESTABLISH A QUORUM

Leslie Stevens, President
Rachel Jones, Vice President
John Sobernheim, Treasurer

Lester Kamp, Secretary
Victoria Englehart, Member at Large

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 – November 28, 2022, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from November 28, 2022.

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

- II. SPECIAL GUEST: BROOKE MUNSINGER WITH SCHULTZ INDUSTRIES** – Ms. Munsinger attended to brainstorm on strategies to better service the community snow removal needs. After the storm on December 29th, management met with Brooke and was informed Brooke was misled by the sub-contractor regarding their work and when they were on site. The community was given incorrect expectations on when the property was going to be cleared. The Board would like to see more buckets distributed throughout the community. Ms. Munsinger offered to stage a skid steer on property in advance of larger snowstorms. Due to some bulk delivery constraints, the community discussed staging a pile of sand on property for the vendor to distribute and fill buckets as needed. The Board asked management to email the executed contract over to them. Directors Jones, and Englehart volunteered to walk the property with Ms. Munsinger to install snow stakes and identify locations for snow piles.

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

HOMEOWNER HEARINGS – None

COMMITTEE REPORTS

ARC requests – None

HOMEOWNER FORUM- One homeowner reported there is damage to the fins on her AC condenser from the sand being distributed on the stairs. The Association documents dictate a component serving a single home is a homeowner's responsibility to repair. The Board suggested the homeowner cover the AC unit during the winter months to protect her AC and prevent this type of damage. Director Englehart reported she has a source to repair the fins and would email the contact information to management so management can supply it to the homeowner. Another homeowner reported a pot hole in the circle drive is developing quickly. Management will send a work order to Eagle Rock Construction.

FINANCIAL STATEMENTS –

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

The Board discussed purchasing a 6 month CD through Fischer investments. The Association will need a Contact person and two account signers. The Board members will consider.

III. ONGOING BUSINESS

SNOW REMOVAL – This was sufficiently covered with the guest, Brooke Munsinger, from Schultz Industries.

2023 MANAGEMENT CONTRACT – On a motion duly made and seconded, it was unanimously resolved to approve the 2023 management agreement.

TREAD MATERIALS Jim Gregory will deliver the metal edge and Eagle Rock Construction will install it on the wood tread. One person commented they do not think the wood treads are appealing.

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 February 27, 2023. 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 7:58pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an officer