

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, APRIL 24, 2023  
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:32p.m. The following Board members were present for quorum

**ESTABLISH A QUORUM**

Leslie Stevens, President  
John Sobernheim, Treasurer

Lester Kamp, Secretary  
Victoria Englehart, Member at Large

Rachel Jones 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 – February 27, 2023**, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from February 27, 2023.

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

**II. SPECIAL GUEST: NONE SCHEDULED**

**HOMEOWNER CORRESPONDENCE –**

**18242F** – Homeowner opened an insurance claim regarding the hose bib that froze and leaked water back into the kitchen.

**3233I**– Homeowner responded to notification that management has fielded complaints of marijuana odors coming from the home.

There was no more correspondence for Board review.

**HOMEOWNER HEARINGS – None**

**COMMITTEE REPORTS**

**18425C – Front Door.** The homeowner supplied the Board with pictures of the requested entry door. On a motion duly made and seconded, it was unanimously resolved to approve the door request.

**18201E – Windows.** The homeowner would like to replace two double hung windows with a slider. The Board would like more information and pictures. On a motion duly made and seconded, it was unanimously resolved to table this request.

**HOMEOWNER FORUM-** One homeowner reported a resident is using the hose bib to fill a bucket 4 times a day. Another homeowner reported there are low hanging limbs in the community that need to be limbed up off the walks. Another homeowner reported the waste hauler is still not closing the totter lids.

**FINANICAL STATEMENTS –**

**February and March 2023** – The Board carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve February and March 2023 financial reports subject to final audit.

Director Steven asked about the purchase of some laddered CDs. Purchase 6 month CD – Some discussion ensued. The Board is not ready to purchase CDs currently. Management was instructed to put the topic on the May agenda.

**III. ONGOING BUSINESS**

**REPUBLIC SERVICES** – Molly Ryan reported she has been in contact with the vendor regarding the totter lids and has asked for a meeting on site. The vendor reports they will audit the community for the next few weeks and make sure the crew is closing the lids.

**INSURANCE PROPOSALS** – The Board discussed changing insurance companies. There is an agent from whom the Association really wants a proposal. Management was told the current vendor will take 10% from the prepaid insurance premium if the community changes insurance companies in the middle of the term. The Board said it may be worth it if the savings is great enough. Director Sobernheim asked management to send the insurance policy and contract to him.

**TREAD REPLACEMENT PROPOSAL** – The tread committee met with Empire Works regarding metal and wood treads. The Board received a proposal to replace all the treads at once for \$673,975.00 and to replace the treads in 3 phases at a cost of \$225,075.00 per phase. The wood options ranged from \$653,862 to \$283,348. Wood requires upkeep and will eventually deteriorate on the front edge after heavy items are carried up and down the stairs. The metal option does not. Management will obtain other proposals.

**2023 POOL RULES** – The Board reviewed the 2023 pool rules. There are no changes from 2022. On a motion duly made and seconded, it was unanimously resolved to approve the 2023 Pool Rules.

**GARAGE SALE** – The Association will hold a garage sale on Saturday June 10<sup>th</sup>. The hours will be from 8am to 2pm. It will be advertised on craigslist and through City of Aurora periodicals.

**OTHER** – The Board discussed Hose Bibs in the community. The Board considered whether to cap them off and remove them or adopting a stricter policy. Homeowner, Jim Gregory asked how much a replacement hose bib would cost. Management will investigate.

**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** – There next meeting of the Board is scheduled for Monday May 22, 2023 at 6:30pm. The meeting will be held over zoom.

**IX. ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:27pm

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully Submitted by Molly Ryan:

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Approved by an officer