

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, MAY 22, 2023  
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  
Victoria Englehart, Member at Large

Rachel Jones was absent. 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 – April 24, 2023**, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from April 24, 2023.

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

- II. SPECIAL GUEST: MIKE LUNGARETTI** – Mike attended the meeting to update the Board on the condition of the property after the hail storm event on May 10, 2022. The building roofs have all been damaged and will need to be replaced entirely. There is damage to gutters and downspouts as well. The screens, window frames and windows have been affected too. There is chipped paint on railings, window trim and fascia. Wood will need to be replaced and these areas will need to be painted. This will be a long repair project.

**HOMEOWNER CORRESPONDENCE –**

**18345J** – Homeowner requested the addition of flagstaff pavers to travers some cobble areas around her building. The Board asked for more information from the landscape vendor.

There was no more correspondence for Board review.

**HOMEOWNER HEARINGS – None**

**COMMITTEE REPORTS**

**18151H– Windows.** On a motion duly made and seconded, it was unanimously resolved to approve the window replacement request.

**18201E – Windows.** The homeowner would like to replace two double hung windows with a slider. Management had a couple pictures of window deviations from the original style of windows. The Board asked the homeowner whether they would want to replace the windows through the hailstorm repairs. On a motion duly made and seconded, it was unanimously resolved to table this request.

**HOMEOWNER FORUM-** One homeowner reported the trees limbs are still laying low over the sidewalks on Dartmouth. Another homeowner reported they would like to use the pool early in the morning. The pool hours will not change this year. Another homeowner suggested a community pride cleanup day later this year. One homeowner reported the waste receptacle lids were not closed again. Another homeowner reports tree roots have caused the concrete to lift at 3258 S Waco Court.

**FINANICAL STATEMENTS –**

**April 2023** – The Board carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve April 2023 financial reports subject to final audit.  
**Purchase CDs** – Due to the hailstorm repairs, it was determined the community may need some liquid cash. On a motion duly made and seconded, it was unanimously resolved to table the purchase of CDs for the time being. Management was instructed to let Fisher Investments know..

### III. ONGOING BUSINESS

**HAIL DAMAGE INSURANCE CLAIM** – On a motion duly made and seconded, it was unanimously resolved to approve filing an insurance claim. Heritage Roofing is the vendor the Board would like to work with. The community will be notified on the July statements and in a newsletter.

**TREAD REPLACEMENT PROPOSAL** – The Board reviewed the proposals to replace the treads. They found Eagle Rock Construction is less costly than Empire Works. The Board would like Eagle Rock Construction to supply a sample of the tread they have specified. The Board asked whether the wood treads could be replaced in the insurance claim. Management will investigate.

**HOSE BIB REPLACEMENT** – Bill Smith Plumbing has given the Association a proposal to replace all of the hose bibs with a freeze proof option for \$22,000. On a motion duly made and seconded, it was unanimously resolved to table this project.

**GARAGE SALE** – The Garage Sale is scheduled for June 10, 2023 from 8am to 2pm. Management was asked to obtain proposals from the Denver Gazette and Aurora Sentinel for advertising. A notice will be placed on Craigslist.

**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** – There next meeting of the Board is scheduled for Monday June 26, 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 8:10pm

### EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

\_\_\_\_\_ Approved by an officer