

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JUNE 26, 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 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 – May 22, 2023, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from May 22, 2023.

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

18201E – The homeowner would like rescind their request to replace windows.

3261H – Windows. On a motion duly made and seconded, it was unanimously resolved to approve the window replacement request.

3261F – Windows. On a motion duly made and seconded, it was unanimously resolved to approve the window replacement request.

18273B – Windows. On a motion duly made and seconded, it was unanimously resolved to approve the window replacement request.

HOMEOWNER FORUM- One homeowner asked when the bushes would be trimmed. Another homeowner reports the sheet metal at 18151 is damaged and bent out of shape. Another homeowner asked when the pot holes will be repaired and mentioned the concrete drain pan on Eldorado Avenue is in need of repair. The Association will obtain proposals for concrete. Another homeowner reported the sheet metal over the AC hoses on a unit in their building has been bent and displaced. It is unsightly. Management has contacted the owner.

FINANICAL STATEMENTS –

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

III. ONGOING BUSINESS

HAIL DAMAGE IREPAIRS PROCESS – Management shared with the Board the process by which the hail damage can be repaired. Management asked whether the Board would like to consider not opening a claim. The cost to develop the scope of work will be out of pocket through an independent adjuster. The Association can open a claim if the adjustment exceeds the deductible. The Board asked management to proceed as suggested. Once the scope of work is developed, the Board will consider a special assessment. Once a special assessment is approved, it will need to be approved by the homeowners.

TREAD REPLACEMENT INVENTORY – The Board was supplied with an inventory of the treads throughout the community. Management reported a tread was replaced on the stairwell at 3261J for the Board members and committee members to look at. Management asked Eagle Rock Construction to add another tread using a heavier grade steel. The vendor will order and install. The Board will be advised when that is done.

HOSE BIB REPLACEMENT – On a motion duly made and seconded, it was unanimously resolved to table the proposal to replace the hose bibs considering the hailstorm damage repairs.

TREE TRIMMING PROPOSAL– On a motion duly made and seconded, it was unanimously resolved to approve the proposal exclusive of replacing any trees.

RATIFY WATER INTRUSION REPAIR PROPOSALS – On a motion duly made and seconded, it was unanimously resolved to approve the proposals to repair patio areas that have allowed water to enter some homes during the heavy rains in the spring at property addresses 3216L and 18242F,

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 July 24, 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 8:15pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer