

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JULY 24, 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
Rachel Jones, Vice President
John Sobernheim, Treasurer

Lester Kamp, Secretary
Victoria Englehart, Member at Large

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 – June 26, 2023, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from June 26, 2023.

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

II. SPECIAL GUEST: NONE SCHEDULED

HOMEOWNER CORRESPONDENCE –

18388C - Board instructed management to send a letter of response.

HOMEOWNER HEARINGS – None

COMMITTEE REPORTS

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

3261A – Windows. On a motion duly made and seconded, it was unanimously resolved to approve the windows with the same action as the original. On a motion duly made and seconded, it was approved by the majority to deny the request to replace solid casement windows with double hung windows.

HOMEOWNER FORUM- A homeowner reported the trash can lids are not being closed. Management will contact the vendor again. One homeowner mentioned some broken sprinkler heads at 18152 F and G. Another homeowner reported a dog is urinating on their AC which is damaging the components and allowing contaminated air into the home. Since there is no way to know where the resident lives, the Board asked management to put out a newsletter. Director Sobernheim commented he thinks the parking lot is due to be seal coated. Management will get proposals.

FINANCIAL STATEMENTS –

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

III. ONGOING BUSINESS

HAILSTORM REPAIR CONTRACT – Management submitted the repair contract from Heritage Roofing to an attorney for revisions. The attorney submitted a detailed contract for the work. On a motion duly made and seconded, it was unanimously resolved to approve the hailstorm repair contract.

TREAD REPLACEMENT INVENTORY – The Board was asked to inspect the metal tread at 3261C.

SNOW REMOVAL CONTRACT - On a motion duly made and seconded, it was unanimously resolved to approve the snow removal contract from Schutz Industries. .

POOL BATHROOM JANITORIAL– Director Jones reports she used to own a cleaning company and would like to clean the pool restrooms for \$50 per hour. Management will send a Liability Waiver over. On a motion duly made and seconded, it was unanimously resolved to approve the offer to clean the bathrooms for \$50 per hour.

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 August 28, 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 7:49p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer