

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, SEPTEMBER 11, 2023 POSTPONED FROM AUGUST 28TH
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Jones at 6:44p.m. The following Board members were present for quorum:

ESTABLISH A QUORUM

Rachel Jones, Vice President
John Sobernheim, Treasurer

Lester Kamp, Secretary
Victoria Englehart, Member at Large

Leslie Stevens was absent. There were fourteen homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no Board announcements.

Approval of Minutes – July 24, 2023, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from July 24, 2023.

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

- II. SPECIAL GUEST: MIKE LUNGARETTI, HERITAGE ROOFING.** Mr. Lungaretti reported on the independent adjustment submitted by Legacy Claim Consultants for the damage from the hailstorm on May 10, 2023. The repairs include roofs, gutters, downspouts, some windows, trim boards, stair railings and some paint. The product proposed by Heritage Roofing is a 50-year impact resistant shingle with a 20-year warranty for labor. Mike reports the inventory is very low so the materials will be available in the spring. If there are any leaks in the interim, Heritage Roofing will repair the roofs, but their analysis is this concern will be minimal.

HOMEOWNER CORRESPONDENCE –

18242 E Flora Place – Homeowner communication regarding exterior damage and water intrusion into a garage.

3258 S Zeno Court Unit F – Realtor communication regarding potential special assessment.

HOMEOWNER HEARINGS – None

COMMITTEE REPORTS

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

3205L – Install AC. On a motion duly made and seconded, it was unanimously resolved to approve the installation of the AC.

HOMEOWNER FORUM- Homeowners in attendance had extensive questions regarding the hailstorm repairs. The Association is looking at the options available and will consult with an insurance specialist. One homeowner inquired about the cost to replace the roofs in 2017. Management will look through the HOA records.

FINANCIAL STATEMENTS –

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

III. ONGOING BUSINESS

HAILSTORM REPAIRS SCOPE OF WORK – Management submitted the adjustment from Legacy Claims Consultants. The total cost for the work will be \$4,334,618.34. The Association will consult with an insurance specialist for prospective options and to determine whether the scope of work includes any inflated costs. The Board would like to hold a work session with this specialist on Monday September 25th in lieu of a Board meeting.

SPECIAL ASSESSMENT PROCESS – Management informed the Board and homeowners of the process to impose a special assessment begins with knowing the cost of the scope of work. The Board will now consider whether to open an insurance claim or fund the work without opening a claim. Due to the cost of the insurance premium, the Board will look at all their options to protect the loss history. Management reported there are options to repair without opening a claim. The question is whether the homeowners would still be able to access their HOA Loss Assessment coverage. After determining the cost that will be assessed for the Special Assessment, the Board approves the special assessment during a Board meeting. The Association then schedules a Special Assessment meeting of the membership to approve the special assessment. Upon approval, the Association mails notice to the homeowners advising them of the special assessment passed and provides the homeowners with the necessary information to open a claim on their HO6 policy through the Loss Assessment endorsement. The Association should give the homeowners 60 days to pay the special assessment before fees and interest begin to accrue.

PARKING LOT SEAL COAT – Management presented a proposal to patch, crack fill, seal coat, and stripe the parking lot. Another proposal is expected. Director Sobernheim suggested a 3rd vendor called Asphalt Coatings from whom a proposal should be requested. He will send the contact information to Management.

TREAD REPLACEMENT STATUS – Eagle Rock Construction will charge the HOA their proposed rate for the heavier gauge tread. The Association awaits the insurance renewal proposals before committing to the cost of replacing 200 treads in 2024.

HOSE BIB VIOLATION– The Association received a violation notice for the hose bibs certification. Management will contact the City for the method they would suggest to certify the hose bibs because the vendor, Morrison Backflow, is uncertain. Homeowners questioned the cross-connection risk of the current hose bib and expressed frustration this has this year become an annual compliance requirement since the community was developed over 20 years ago.

OTHER – There were no other items brought before the Board.

IV. MANAGER’S REPORT – Management gave report of items completed since the last meeting. There were no unanswered questions.

Next Board Meeting – There next meeting of the Board is scheduled for Monday October 23, 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 8:10p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

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