

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, OCTOBER 30, 2023 POSTPONED TO NOVEMBER 13, 2023
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Jones at 6:32p.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 eleven homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no Board announcements.

Approval of Minutes – September 11, 2023, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from September 11, 2023.

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

II. SPECIAL GUEST: MIKE LUNGARETTI, HERITAGE ROOFING AND CLARK LODGE LEGACY CLAIMS.

Mike reported the details on the adjustment are complete and the HOA should consider opening an insurance claim. The Association's repairs will exceed the cost of a deductible of 5% of the face value of the insurance policy. Some windows may be outstanding. The insurance company will send an adjuster to review the community and confer with Mike and Clark to assemble and negotiate the scope of work from the hailstorm repairs. The HOA can be confident an insurance claim is appropriate.

Mike reported the suggested roofing materials are very delayed due to the numerous weather events around the country leaving the materials difficult to come by. The impact resistant asphalt roof shingle distributors have a huge demand and would rather release the stock shingles to a smaller single family home project than a large multifamily community. The repairs might commence in the spring based on the supply chain issues they are seeing. Clark Lodge wants to be contacted directly by anyone who replaced their windows due to storm damage.

HOMEOWNER CORRESPONDENCE –

There is no correspondence for Board review

HOMEOWNER HEARINGS – 3205G – Homeowner arrived at 7:15pm. She reported the noise was not as bad as the reports. The Board informed the resident there were several reports of construction noise after the violation notice was posted. She reports they are not doing construction in the evening but she is being harassed for the noise from voices when she has guests which is not excessive. Homeowner reports they are getting the property ready to put it on the market. The Board reported they have video of the homeowner being approached by another homeowner to discuss the noise at 6am but she closed the door in his face. Her response was to complain she was being recorded without her permission. The Board will confer about the matter and management will be in touch with their decision.

COMMITTEE REPORTS

18425D – NEW SECURITY DOOR On a motion duly made and seconded, it was unanimously resolved to approve the request.

HOMEOWNER FORUM- Homeowners in attendance had questions regarding the hailstorm repairs. One homeowner asked the HOA to remind homeowners to confirm they have the Loss Assessment Endorsement on their HO6 policy. Management reported a notice would be sent with the 2024 budget in November. One homeowner reported she has cracks in her treads. The

HOA is replacing treads as the financial resources allow. The treads are being prioritized based on the worst deterioration and are being replaced with heavy gauge metal. Another homeowner reported the trash company seems to be consistently closing the lids on the trash cubbies.

FINANCIAL STATEMENTS –

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

III. ONGOING BUSINESS

INSURANCE RENEWAL PROPOSAL – Management presented the renewal proposal through USI insurance with a 14% increase. The original proposal had a 17% increase but they found another market for some of the coverage. The face value of the policy increased but the other coverages remained the same. On a motion duly made and seconded, it was unanimously resolved to approve the renewal proposal with USI.

2024 BUDGET PROPOSAL 8% INCREASE – The Board was presented with a budget that would require 10% dues increase. The impetus for the increase includes the insurance increase, the costs of water, landscape maintenance and general services. The Board pared down expenses to reduce the 2024 budget proposal to an 8% increase. The Board considered all options including closing the pool for 2024. After careful consideration, the Board agreed to keep the pool open and plan for an increase of 8%. The Board confirmed the changes were made on the revised budget. On a motion duly made and seconded, it was unanimously resolved to approve the 2024 budget proposal with an increase of 8%. Homeowners will be asked to ratify the increase during the 2023 Annual Meeting.

TREAD REPLACEMENT STATUS – Eagle Rock Construction has ordered an inventory of 40 treads. He expects this will be used quickly. 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 contacted the City and Morrison Backflow to certify the hose bibs. The vendor walked each building to make sure no hoses were attached to the hose bibs and the HOA presented the reports to the City. The Association passed the inspection. .

INSURANCE CLAIM – The Board believes they have enough information to warrant opening a claim. On a motion duly made and seconded, it was unanimously resolved to open an insurance claim for the hailstorm damage from May 10, 2023.

ANNUAL MEETING DETAILS – Management confirmed the Board members are available to attend the annual meeting on November 27, 2023 facilitated over the zoom platform. John Sobernheim and Lester Kamp's terms are up for election. John and Lester report they will both run for re-election for 2 year terms.

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 will be held after the 2023 Annual meeting and will be held over zoom.

IX. ADJOURNMENT – The Board and management extended their appreciation for the homeowners who attended the meeting. On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:15p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer