

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, FEBRUARY 26, 2024  
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Stevens 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

Rachel Jones was absent. There were ten homeowners present. Molly Ryan with Metro Property Management was also present.

**I. BOARD BUSINESS**

**Board Announcements** – There were no Board announcements.

**Approval of Minutes – January 29, 2024**, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from January 29, 2024.

**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.

**HOMEOWNER HEARINGS** – None scheduled.

**III. HOMEOWNER FORUM** – Homeowners in attendance had the following comments. One homeowner reported rotting trim boards around his windows. He would like all four sides replaced. Management will dispatch. Another homeowner asked if their window was to be replaced. Management reported the windows scheduled for replacement are tagged with stickers unless they are over the stairs on the ends of the buildings. Those windows were too dangerous to identify with stickers. One homeowner reported her screens facing the greenbelt need replacement. Management will send extra proxies to Director Engelhardt per her request. Management will also send a follow up email to the community to remind homeowners to send their proxies.

**IV. COMMITTEE REPORTS –**

**3205E – Window replacement.** On a motion duly made and seconded, it was unanimously resolved to approve the window replacement request. The Board instructed management to affirm the windows are not being replaced due to hailstorm damage.

**FINANCIAL STATEMENTS –**

**January 2024** – The Board carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve the January 2024 financial report subject to final audit.

**V. ONGOING BUSINESS**

**2024 LANDSCAPE CONTRACT** – The Board presented questions to the project manager, David Lafond with Schultz. The questions were answered. The contract was modified to remove one fertilization and replace it with an application of Revive in the summer. The revised contract was submitted for \$57,072.00. On a motion duly made and seconded, it was unanimously resolved to approve the landscape contract for \$57,072.00

**CIBA INSURANCE REPORT** – The Board reviewed the report from the insurance provider and instructed management to have a location of siding repaired.

**PROPOSAL TO REPLACE NOISY PRV PIPE** – The Board reviewed the proposal to replace a water line pipe. On a motion duly made and seconded, it was unanimously resolved to approve the proposal to replace the pipe for \$990.00.

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

**VI. 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 on Monday, March 25, 2024 at 6:30pm over zoom.

**IX. ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:14p.m.

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully Submitted by Molly Ryan:

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