

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JANUARY 29, 2024
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Jones at 6:30p.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 thirty homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no Board announcements.

Approval of Minutes – October 30 and November 28, 2023, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from October 30 and November 28, 2023.

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

- II. SPECIAL GUEST: DAVID LAFOND** with Schultz Industries. David presented the summary of the landscape contract. The Board members have questions related to snow removal and the landscape contract scope of work. David fielded the questions. The Board asked to have the irrigation scaled back as the community is pretty wet during the summer months. David will instruct the irrigation crews as directed. The floor was opened for homeowners to ask questions. A homeowner asked why a grass catcher is not used for the property. David will investigate the mowing technique. Another homeowner complained that they observed a crew mowing around fallen branches. David responded to contact management when that is observed so the situation can be addressed when it occurs. A homeowner asked what can be done when the mowers leave tire ruts in wet grass. David responded that they try to mow when the conditions are prime, but work depends on the entire schedule for all their clients and crews. Management explained that the snow removal does not commence until the snow stops falling and there are 2 inches of snow on the sidewalks. Another homeowner asked to have the rock top dressed in the common areas. Schultz and management will investigate this as the cost will be outside of the contract. The Board thanked David for his time, and he was excused from the meeting.

CLARK LODGE LEGACY CLAIMS. Clark reported they have met with several representatives of the insurance company including adjusters and building engineers. They continue to negotiate the cost to replace the windows. Most of the windows scheduled for replacement have been identified using stickers. Some were inaccessible because they were on the second floor and require a ladder. Management asked homeowners to email if they have a window they would like to know whether it is scheduled for replacement.

MIKE LUNGARETTI WITH HERITAGE ROOFING. Mike again 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. The repairs will be contingent upon passing the special assessment and the ability for the community make the progress payments for materials and labor. The schedule for repairs will be distributed in advance but will be weather permitting. The schedule will be updated as needed through broadcast emails from management and condominium doors will be posted. Homeowners were encouraged to send management their email addresses. The floor was opened for homeowner questions. One homeowner reported she would like to submit her neighbor's email address. Management responded now is not the time and will call her the following day to make direct contact with those homeowners. Some homeowners asked whether they would be able to be on site for window replacement. The vendor will schedule as tightly as possible to allow for this. Anyone who has had their windows replaced due to storm damage should contact

management for reimbursement. The homeowner questions were answered. The Board extended their appreciation to Clark and Mike who were then excused from the meeting.

III. HOMEOWNER CORRESPONDENCE –

3205G – Homeowner complained her disabled vehicle was towed from the property. Management responded the vehicle was derelict and; therefor, not allowed in the community.

18242E – Homeowner reports her treads need to be replaced. Management responded they do not meet the standard for replacement based on the entire community. Homeowner has water entering her garage under the pedestrian door. Management obtained a proposal that was too expensive and continues to seek bids.

HOMEOWNER HEARINGS – None scheduled

IV. COMMITTEE REPORTS – No ARC requests

FINANICAL STATEMENTS –

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

V. ONGOING BUSINESS

PROPOSAL TO CLEAN THE RETENTON POND – On a motion duly made and seconded, it was unanimously resolved to approve the proposal to clean the retention pond for \$3854.28

2024 MANAGEMENT CONTRACT – Management explained the changes to the contract include an increase for envelopes from .25 to .30 and reproduction costs increased from .20 to .25. There is also a fee for posting Health and Safety notices and severe collection notices of \$150.00. On a motion duly made and seconded, it was unanimously resolved to approve the 2024 Management Contract.

2024 LANDSCAPE CONTRACT – The Board would like to review the contract and the contract summary further. On a motion duly made and seconded, it was unanimously resolved to table the 2024 Landscape Contract to the February meeting.

2024 POOL MAINTENANCE CONTRACT – On a motion duly made and seconded, it was unanimously resolved to approve the 2024 Pool Maintenance Contract.

SPECIAL ASSESSMENT APPROVAL - The Board was presented with the cost of the special assessment to replace the roofs, repair and paint the damaged wood trim, railings and stringers, and replace damaged windows from the hailstorm on May 10, 2023 for \$2,883,083.63. On a motion duly made and seconded, it was unanimously resolved to approve the special assessment of \$2,883,083.63. The cost per home for this special assessment is \$10,223.70. A meeting of the members will be held on a date and time to be determined. A homeowner asked whether the meeting would be in person. Management responded, the meeting would be over zoom. A notice will be mailed to homeowners in accordance with the Bylaws.

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, February 26, 2024 at 6:30pm over zoom or perhaps after the Special Assessment Meeting of the Membership. .

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 8:16p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer