

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

The meeting was called to order by Director Stevens at 6:38p.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 nine homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no Board announcements.

Approval of Minutes – March 25, 2024, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from March 25, 2024.

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

II. SPECIAL GUEST: CLARK LODGE, KENNY KUNZ AND MIKE LUNGARETTI

Clark Lodge reported they are still negotiating the window scope of work but they are much closer to an agreement. Kenny Kunz reports the community windows are mostly aesthetically damaged. There is a lot of glazing bead. Kenny reports Pinnacle Windows will eventually compile the list of windows by the property address but that is before the work gets underway. The product is Milgard style line windows. Mike Lungaretti reports the materials have been ordered for the roof replacement and they hope to begin work in the 3rd quarter. There were no unanswered questions.

HOMEOWNER CORRESPONDENCE – There was no homeowner correspondence for Board input.

HOMEOWNER HEARINGS – None scheduled.

III. HOMEOWNER FORUM – Homeowners in attendance asked about the homeowner portal, and whether realtor signs are allowed in the common area. Another homeowner wanted the Board to know the asphalt needed to be addressed for potholes. The Board is collecting proposals.

IV. COMMITTEE REPORTS –

No requests

FINANCIAL STATEMENTS –

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

Special Assessment Collection – Management reported 90 homes have paid the special assessment so far which is 32% of the community.

V. ONGOING BUSINESS

2023 INSURANCE CLAIM STATUS – Director Stevens stated the meeting thus far has been the update on the 2023 Insurance Claim. No more information was necessary.

LANDSCAPE RENOVATION PROPOSAL – The Association has been asked to renovate an area on the north side of building 3258 S Waco Court. The renovation will be included in a future proposal for concrete replacement and installation. J

INSTALLATION MESSAGE BOARDS – The Board discussed installing message boards at each mailbox cluster. After careful consideration, the Board decided to only replace the message board near the pool.

2024 POOL RULES – Management presented the updated 2024 pool rules. On a motion duly made and seconded, it was unanimously resolved to approve the updated 2024 pool rules.

GARAGE SALE – The Board discussed hold a garage sale. The last couple have not been well attended so they would like to discuss another community event such as Rock Clean Up Day and/or Large Item Pick Up Day. The Board would like to find a way to incentivize young children to stop disturbing rocks and getting them into the common area.

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, April 22, 2024 at 6:30pm over zoom.

IX. ADJOURNMENT –On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:47p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

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