

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JUNE 24, 2024
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Stevens at 6:40p.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 nineteen homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no Board announcements.

Approval of Minutes – April 29, 2024, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from April 29, 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 with Legacy Claim reports the HOA obtained 103% of his original adjustment! The community scope of work was agreed to by the HOA representative and the insurance claim adjusters. Mike Lungaretti with Heritage Roofing reports the supplier will begin delivery of materials tomorrow, June 25th. The project will take approximately four to five weeks, weather permitting. Condos will be posted with advance notice to inform the residents of the need to clear property, plants and furniture off their patios. There will be inconvenience and noise but those with questions or concerns should contact Mike Lungaretti. Once the roofs and gutters are done, garage doors, windows, and wood trim repairs will begin. Madeline Smith fielded questions regarding window replacement. They are developing a list of windows, screens and glazing bead replacement by property. Pinnacol Windows will offer discounts to homeowners for window replacement for those windows not slated for replacement. One homeowner asked how the trash collection would be addressed. Mike with Heritage Roofing reports their crews try to stay out of but the toters will be moved to the middle of the drive lane when they must load materials on the roofs or have debris dumpsters blocking access. 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 reported their questions were answered during the guests presentations.

IV. COMMITTEE REPORTS –
No requests

FINANCIAL STATEMENTS –

April and May 2024 – The Board carefully reviewed the expenses. Director Sobernheim reported the general ledger is out of balance. On a motion duly made and seconded, it was unanimously resolved to table the April and May financial reports until the general ledger is back in balance.

Special Assessment Collection – Management reported 224 homeowners have paid the special assessment in full. 9 homeowners have paid a portion of the special assessment. 49

homes have not paid their special assessment. Several homeowners are in the process of completing an insurance claim for their special assessment.

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.

INSTALLTION MESSAGE BOARD – The Association has the new message board. Eagle Rock Construction will replace the message board near the pool.

ASPHALT/CONCRETE PROPOSALS – The Board discussed the scope of work for the concrete and asphalt. Homeowner Henry Towne reports he has experience with asphalt. The Board instructed management to provide the proposal to Henry for comments.

ROCK CLEAN UP DAY – The Boad discussed holding a rock clean up day. On a motion duly made and seconded, it was unanimously resolved to table the Rock Clean Up Day.

OTHER – INSURANCE AGENT – Director Sobernheim wants to investigate insurance options for the community. Management will look for a consultant to help navigate options and trends. The policy will renew on November 1, 2024 so the Board would like to prioritize this matter and meet with someone soon.

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, July 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 7:39p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

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