

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

The meeting was called to order by Director Stevens at 6:32p.m. The following Board members were present for quorum:

**ESTABLISH A QUORUM**

Leslie Stevens, President  
John Sobernheim, Treasurer

Lester Kamp, Secretary  
Victoria Englehart, Member at Large

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

**I. BOARD BUSINESS**

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

**Approval of Minutes – June 24, 2024**, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from June 24 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 Claims reports the HOA is looking to close the claim in time for the insurance renewal on November 1. Amendments need to happen quickly and then the HOA will request the depreciation to close out the funds from the insurance company. Mike Lungaretti reports the roofs are almost completed and should be wrapped up this week. There were a lot more nails than they originally expected because there are 3 and in some places four layers of roof felt. That means prior roofers did not take the materials off to expose any issues with the decking. Heritage Roofing removed all the old felt and reports the roof decking is in pretty good condition and few pieces needed to be replaced. Toward the end of the project, the felt was removed from one building and the crews found a large rendering of the United States Flag along with the text US Army. Mike could not recall on which building the flag was found. Homeowners speculated the community was built in 2001 around the time of 9/11 so patriotism was prolific. Kenny Kunz reported the list of windows scheduled for replacement has been completed. Several areas that appear damaged may only need new glazing bead rather than a window replacement. The list will be distributed to the community owners via email. Kenny reported additional windows would be available to purchase. The deadline to order retail windows will be August 26<sup>th</sup>. There were no unanswered questions. Director Stevens left the meeting.

**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, May and June 2024** – The Board carefully reviewed the expenses. On a motion duly made and seconded, it was unanimously resolved to approve the April, May and June financial reports subject to final audit.

**Special Assessment Collection** – Management reported 239 homeowners have paid the special assessment in full. 4 homeowners have paid a portion of the special assessment. 39

homes have not paid their special assessment. Several homeowners are in the process of completing an insurance claim for their special assessment. Those homeowners who have not paid any portion of the special assessment will escalate to collection activity.

**V. ONGOING BUSINESS**

**INSURANCE AGENT AND POTENTIAL POLICY** – The Board will host the current insurance agent at the August meeting. Management has another insurance agent in mind with Anderson Ban insurance to invite to the September meeting. The Board will ask these agents regarding the need to adopt a policy for per home deductibles to comply with Fannie and Freddy if the insurance renewal comes in with a higher percentage deductible.

**2023 INSURANCE CLAIM STATUS** – Management asked if there were unanswered questions after the guests gave the update on the hailstorm repairs. There were none.

**INSTALLTION MESSAGE BOARD** – Eagle Rock Construction has been busy but they will replace the board near the pool.

**ASPHALT/CONCRETE PROPOSALS** – Homeowner Henry Towne and Molly Ryan will meet to discuss the asphalt scope of work.

**SNOW REMOVAL CONTRACT** – The Boad reviewed the snow removal contract. The landscape vendor, Schultz Landscape is getting better at removing snow in the community over the last two seasons. On a motion duly made and seconded, it was unanimously resolved to approve the 2024-2025 snow removal contract.

**OTHER – DOG WASTE**– Director Englehardt reports she has not seen the pet waste vendor in the large grassy area near her home and observes extensive pet waste near 18247 E Flora. Can the technician be tracked in some way? Director Kamp reports he sees the vendor frequently. Management will check with the vendor and report the area near 18241 may be getting overlooked or seek other solutions.

**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, August 26 2024 at 6:30pm over zoom.

**IX. ADJOURNMENT** –On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:20p.m.

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully Submitted by Molly Ryan:

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