

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, AUGUST 26, 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
Rachel Jones, Vice President
John Sobernheim, Treasurer

Lester Kamp, Secretary
Victoria Englehart, Member at Large

There were twelve homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no Board announcements.

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

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

II. SPECIAL GUEST: SEBASTIAN CHAMPLIN, USI INSURANCE AGENCY

Sebastian Champlin reports the HOA may have some insurance options outside of the current insurance company. USI insurance has some questions for the Board regarding coverage limits so they can shop for other policies. Sebastian will provide the Association will an insurance renewal quote 3 weeks before the renewal date on November 1. The HOA hopes to have the claim closed by the end of October in time for the renewal. The Board thanked Sebastian for his time. 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 the following:

The roof vent pipes and vent caps are crooked. The homeowner believes these should have been straightened while the roofs were replaced. Another homeowner reported the trash vendor is not emptying the trash totes. A person is walking up to the totes, removing armfuls of trash and putting that trash into another tote that is being dumped. They report trash is being left in the bottom of those un-dumped totes. Another homeowner reports their area was missed numerous times during the roof replacement up until about 2 weeks prior. The same homeowner asked if the monthly statements could be sent earlier. Management responded the statements would be sent earlier in the month. Another homeowner reported homeless people seem to be occupying a red Saab in the far southeast corner of the property. Management instructed the homeowners to call management when they observe homelessness. One homeowner asked if the trash vendor would be able to pull the totes and sweep out the cubbies. Management responded that the cubbies are being power washed quarterly and that issue would be solved during that project. A homeowner asked if a newsletter could be distributed with a request to break down the boxes and inform residents trash left outside of the bins is subject to additional overage fees. Homeowners asked the Board to consider signage at the trash cubbies to instruct residents to keep all trash inside the totes. Recycling was mentioned as well. The homeowners were informed recycling becomes expensive because it is often contaminated with regular trash which incurs penalties and there is nowhere to place a recycling dumpster. Management will check with the City of Aurora regarding recycling options. There were no other comments. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

IV. COMMITTEE REPORTS –

18152B – Replace windows. On a motion duly made and seconded, it was unanimously resolved to ratify the approval.

18152D -Replace windows and door. On a motion duly made and seconded, it was unanimously resolved to ratify the approval.

18201E – Replace windows. On a motion duly made and seconded, it was unanimously resolved to ratify the approval.

3241H – Replace windows. On a motion duly made and seconded, it was unanimously resolved to ratify the approval.

18152C – Change window configuration - On a motion duly made and seconded, it was unanimously resolved to approve the request to change the window configuration. The glass block window may be a vented awning window.

FINANICAL STATEMENTS –

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

Special Assessment Collection – Management reported 251 homeowners have paid the special assessment in full. 4 homeowners have paid a portion of the special assessment. 27 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 continue in escalated collection activity.

V. ONGOING BUSINESS

2023 INSURANCE CLAIM STATUS – Management reported the roofs are completed. The permits and warranties have been received. The garage doors are being scheduled and replaced. The windows will be ordered by the end of next week.

STATUS OF FIRE 3258 S ZENO COURT – The Association is using an independent adjuster to identify the scope of work and obtain repair proposals.

ASPHALT/CONCRETE PROPOSALS – Homeowner Henry Towne and Molly Ryan will meet to discuss the proposals for the asphalt and concrete replacement.

OTHER – TRASH Several homeowners had input on the trash collection options. The homeowners used to have individual toters for trash and recycling but the toters were always left in the drive lanes and caused a lot of problems for residents to access their garages. Dumpsters were also discussed but they bring their own problems too. Management will look for 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, September 23 2024 at 6:30pm over zoom.

IX. ADJOURNMENT –On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:22p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer