

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, SEPTEMBER 23, 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 twenty one homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no Board announcements.

Approval of Minutes – AUGUST 26, 2024, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from August 26 2024.

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

II. SPECIAL GUEST: None Scheduled

HOMEOWNER CORRESPONDENCE – The Board reviewed the homeowner correspondence.

HOMEOWNER HEARINGS – One scheduled. – Despite requesting a hearing, the homeowner did not attend. On a motion duly made and seconded, the request to waive late fees and interest applied to the account for the special assessment was denied.

III. COMMITTEE REPORTS –

18201C – Replace windows. On a motion duly made and seconded, it was unanimously resolved to approve the request.

- IV. HOMEOWNER FORUM** – Homeowners in attendance reported the following: The drain pan on Eldorado is damaged and in need of replacement. The HOA is aware and has collected three proposals. A homeowner was asked to review the proposals because he has experience with asphalt and concrete repairs. His recommendation is before the Board for consideration this evening. Another homeowner reports when the cubbies were power washed, the toters were reinstalled backwards with the opening side of the lid facing the back of the enclosure. Management will discuss it with the vendor. One homeowner mentioned the components on the new garage doors do not match the existing garage doors. After discussion and some homeowner input, the Board instructed management to direct the vendor to install the components on the garage doors, to mimic the existing garage doors. Another homeowner asked about the status of the fire damage repairs on building 3258S Zeno Court. Management reported the HOA is asking for proposals and using the scope of work developed by the independent adjuster. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

FINANCIAL STATEMENTS –

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

Special Assessment Collection – Management reported 255 homeowners have paid the special assessment in full. 5 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 windows have been ordered and should begin near the end of October. The list of homes with windows damaged from the hailstorm will be contacted by Pinnacol Windows to schedule access.

STATUS OF FIRE 3258 S ZENO COURT – Legacy Claims is the independent adjuster and they have completed the scope of work. The HOA sent the scope out to three vendors but they have not met the return deadline for repair proposals.

ASPHALT/CONCRETE PROPOSALS – Homeowner Henry Towne recommends the HOA hire Asphalt Coatings for the 2024 asphalt and concrete repairs. On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Asphalt Coatings for \$98,598.63.

2025 BUDGET WISH LIST – The Board members did not have a list of items for 2025, but they want to make sure the community cash flow will not be strangled and make sure the insurance premium is covered.

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, October 28 2024 at 6:30pm over zoom. This will be the 2025 budget meeting

IX. ADJOURNMENT –On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:05p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer