

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, NOVEMBER 4, 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 eleven homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no Board announcements.

Approval of Minutes – SEPTEMBER 23, 2024, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from September 23 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. One piece of correspondence was deferred to the Executive Session due to the nature of the request. There were no unanswered questions.

HOMEOWNER HEARINGS – None scheduled.

III. COMMITTEE REPORTS –

3205D – 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: Rats have been seen in the community on the east side. Several homeowners reported seeing rats recently. One homeowner reported he has them under his stairwell. Another homeowner reported that residents are feeding squirrels and birds which will attract rats. The Association will dispatch a pest control company. Another homeowner reported two vehicles parked on Waco Court were broken into. The doors were left ajar. One homeowner expressed gratitude to the Board for their approval of work on the fire mitigation. There were no other homeowner comments. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

FINANCIAL STATEMENTS –

September 2024 – The Board carefully reviewed the expenses. Director Sobernheim questioned why the reserve fund reconciliation was out of balance. Management had not seen this and recommended the Board not approve the financials until this is resolved. On a motion duly made and seconded, it was unanimously resolved to table the September 2024 financial report.

2025 Budget Proposal with 2% increase – The Board held a work session wherein they reviewed every line item in the budget. On a motion duly made and seconded, it was unanimously resolved to approve the 2025 budget with an increase of 2%.

Special Assessment Collection – Management reported 259 homeowners have paid the special assessment in full. 75 homeowners have paid a portion of the special assessment. 16

homes have not paid their special assessment. Those homeowners who have not paid any portion of the special assessment will continue in escalated collection activity.

V. ONGOING BUSINESS

2024 INSURANCE POLICY RENEWAL – RATIFY – On a motion duly made and seconded, it was unanimously resolved to ratify the 2024 insurance policy renewal with the same carrier for a premium reduction of \$63,949.58. There were no unanswered questions.

2023 INSURANCE CLAIM STATUS – Management reported the window vendor, Pinnacol Windows, has installed their storage units and dumpsters. Homeowners are receiving updates via email. They expect the window replacement will be done by the end of 2024. Once that is completed the hailstorm damage to any wood or paint will be addressed.

STATUS OF FIRE 3258 S ZENO COURT – The Board approved the vendor for the mitigation which is underway. The other proposals are being revised to exclude the mitigation portion. A structural engineer will be required to assess and report on the joists. They may need to be replaced or perhaps they can be fortified with additional joist.

TRASH CONFIGURATION DISCUSSION – The Board discussed the variety of homeowner input and opinions regarding the trash totes. Director Sobernheim asked if the current vendor or Waste Management has any recommendations, specifically would larger totes alleviate some of the trash overage charges the community has incurred? Management will investigate this and report back. Budget for additional signage was included in the 2025 budget intended to add signs regarding discards and cost overages.

POWER WASHING TOTE ENCLOSURES – The last company that did the power washing did not adequately address the empty bird nests which is a primary reason for the project. Management presented a proposal to power wash the enclosures and totes for \$2632.00 every quarter. On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Yeti Pressure Washing. The Board asked management to make sure this was done on a date that does not conflict with the trash removal.

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 – The next meeting of the Board will be held on Monday, November 25 2024 after the 2024 Annual Meeting. The Board wants to hold the Annual Meeting at 6L00. It will be held over zoom.

IX. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:19p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an officer