

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, FEBRUARY 3, 2025 POSTPONED FROM JANUARY 27, 2025
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Jones at 6:36p.m. The following Board members were present for quorum:

ESTABLISH A QUORUM

Rachel Jones, President
Victoria Engelhardt, VP

John Sobernheim, Treasurer
Lester Kamp, Secretary

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

I. BOARD BUSINESS

Board Announcements – The Association is seeking a fifth Board member. If you are interested, please send an email to management and share your thoughts. There were no other Board announcements.

Approval of Minutes – NOVEMBER 4, 2024, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from November 4 2024.

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

- II. SPECIAL GUEST: Scott Benglen with CCMP** attended to field questions regarding the fire claim at 3258 S Zeno Court. He explained they would represent the HOA in the matter and have met with the insurance adjuster to review the damage. A couple of questions were fielded. The Board extended their gratitude to Scott and he left the meeting.

HOMEOWNER CORRESPONDENCE – There was no homeowner correspondence for Board review..

HOMEOWNER HEARINGS – None scheduled.

- III. COMMITTEE REPORTS –**
ARC requests - None

- IV. HOMEOWNER FORUM** – Homeowners in attendance reported the following: There are some outstanding areas for the asphalt and concrete work. Management reported the vendor has a punch list and the items mentioned are on the punch list. Another homeowner asked if the HOA would replace the pool furniture soon. Management reports the reserve account would be used to replace the pool furniture and the Board will consider for this year. The homeowner also reported trash is blowing around the community and asked to have the landscape company reminded of their duties to police for trash. Another homeowner reported a large black item on the pool cover. Management reported the pool vendor will be asked to remove the item. Another homeowner reported they have observed dog waste bags outside of their trash can on the asphalt. They asked the HOA to send a reminder email to discard all trash and pet was properly in the bins. The last homeowner comment was a report of a bird feeder on Tower Road that may be contributing to the pest issues. Management will find and remove the bird feeder. There were no other homeowner comments. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

FINANCIAL STATEMENTS –

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

Special Assessment Collection – Management reported 263 homeowners have paid the special assessment in full. 6 homeowners have paid a portion of the special assessment. 13 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

2023 INSURANCE CLAIM STATUS – The windows and screens are still in process. The garage doors will be painted when the damaged wood trim and stairs are painted in the spring. After those projects the hailstorm repairs will be completed. There were no unanswered questions.

STATUS OF FIRE 3258 S ZENO COURT – The Board was satisfied with the report from Scott Benglen. Once the roof repair bid is submitted, the Association expects the repairs will commence quickly. There were no unanswered questions.

3258 FROZEN PIPE BREAK – During the freezing temperatures last week a pressurized pipe located in unit J froze and broke flooding unit L. Despite these units being winterized, unbeknownst to the plumber, mitigation vendor and the Association, the pipe could not be winterized. The mitigation vendor has cleaned up the water, insulated the pipe and placed a space heater in the area to prevent this from happening again. Water damage from this incident has been mitigated and damage will need to be repaired. It is the HOA's goal to amend the fire insurance claim as this is ensuing damage. This pipe would not have frozen had the fire not occurred. Scott Benglen and Clark Lodge will consult with the HOA and insurance company to build this case.

TRASH CONFIGURATION DISCUSSION – Management reported an engineer looked at the trash enclosures and suggested further fireproofing the interior of the cubbies. The Board discussed the variety of homeowner input and opinions regarding the trash totes. Management reported the homeowners in building 3258 are lobbying for dumpster enclosures. Management suggests holding a meeting with the community to discuss the options and collect homeowner input.

PROPOSAL FOR SEAL COATING – Asphalt Coatings gave the Association a proposal to crack seal, patch and seal coat for \$62,819.94. Management will collect other proposals for a future meeting. The Association has the reserve funds for this project and should have this done in the spring.

CORPORATE TRANSPARENCY ACT – Management reported the CTA registration has been put on hold until March 25, 2025 when a hearing is scheduled. The Board would like to wait until the hearing before registering the Association on the FinCEN website.

2025 MANAGEMENT AGREEMENT – The management contract was submitted for renewal in accordance with the 2025 budget and with minimal changes. Language regarding the Corporate Transparency Act was added. On a motion duly made and seconded, it was unanimously resolved to renew the Management Agreement for 2025

OTHER – HOA ATTORNEY FOR DECLARATION REVISIONS - Director Sobernheim suggested the HOA begin work on revisions to the insurance language in the Declaration of Covenants. The other Board members agree this is a priority before the insurance policy renews on November 1, 2025. Management reported they would have a proposal for the next meeting.

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, February 24 2025 at 6:30 over zoom.

IX. **ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:33p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer