

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, FEBRUARY 24, 2025
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Jones at 6:30p.m. The following Board members were present for quorum:

ESTABLISH A QUORUM

Rachel Jones, President
Victoria Engelhardt, VP

John Sobernheim, Treasurer
Lester Kamp, Secretary

The Board members elected to have Management chair the meeting. There were twelve 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 – FEBRUARY 3, 2025, Discussion ensued. Director Sobernheim suggested an amendment of the minutes. On a motion duly made and seconded, it was unanimously resolved to approve the minutes from February 3 2025 as amended..

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

- II. SPECIAL GUEST:** Clark Lodge and **Scott Benglen with CCMP** attended to field questions regarding the fire claim at 3258 S Zeno Court. They 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 Clark and Scott and excused them from the meeting.

HOMEOWNER CORRESPONDENCE – There was one item. The Board deferred the homeowner correspondence to executive session.

HOMEOWNER HEARINGS – None scheduled.

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

- IV. HOMEOWNER FORUM** – Homeowners in attendance reported the following: A homeowner requested a better notice to homeowners regarding cleaning up after pets near his home. Another homeowner reported a trash can remains on the pool cover. There were no other homeowner comments. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

FINANCIAL STATEMENTS –

January 2025 – The Board carefully reviewed the expenses. On a motion duly made and seconded, it was unanimously resolved to approve the January 2025 financial reports.

Check signors – The Board discussed signing checks. Since Director Stevens resigned, Director Jones or Director Sobernheim should sign checks. They will coordinate if the other is not available.

Special Assessment Collection – Management reported 262 homeowners have paid the special assessment in full. 6 homeowners have paid a portion of the special assessment. 14 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 association has received an advance on the fire claim of \$100,000 to begin paying for the damage. Once the roof repair bid is submitted, the Association expects the repairs will commence quickly. There were no unanswered questions.

TRASH CONFIGURATION DISCUSSION – Management asked the Board if a public meeting regarding the trash collection would be appropriate and should the library meeting room be scheduled. The Board instructed management to compile a survey of the community to help ascertain the trash preferences of the members. Director Jones suggested Survey Monkey. Management will put together a survey for the community and send it to the Board prior to distribution.

RATIFY HOA CONSULTANT, CLARK LODGE – On a motion duly made and seconded it was unanimously resolved to ratify the claim consulting contract with Clark Lodge.

CORPORATE TRANSPARENCY ACT – Management reported the CTA has been reinstated and the Association will need to register prior to March 21, 2025. Management will distribute the instructions to obtain and FinCEN number for each Board member.

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, March 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 7:55:p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer