

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, MARCH 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 seven 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 24 2025**, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from February 24, 2025.

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

**II. SPECIAL GUEST:** None scheduled

**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 explained she had insurance at the time of the special assessment but changed between the date of the event and the date of the imposition of the special assessment. Both insurance companies have denied her Loss Assessment coverage claim. She has been furiously trying to get this solved and has been keeping the HOA informed along the way. She requested a reduction in her account balance from the special assessment because she will be paying the balance out of pocket. The Board explained they cannot reduce the special assessment amount, but the Association can accept a payment plan. The homeowner was asked to propose a payment plan to the HOA in writing as this will not be settled during a Board meeting. The homeowner indicated she would be in touch soon. Another homeowner asked if the HOA has considered recycling. The Board replied they take their recycling off property to the Consumer Recycling facility at Hampden and Gun Club Road. One Board member reported City of Aurora will be holding a paint disposal event on April 19. Director Engelhardt volunteered to take homeowner paint along with her disposables. An email will be distributed to the community. Another homeowner reported an irrigation repair near her home. There were no other homeowner comments. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

**FINANCIAL STATEMENTS –**

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

**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**

**ATTORNEY PROPOSALS TO UPDATE THE DECLARATION OF COVENANTS INSURANCE**

**LANGUAGE** – On a motion duly made and seconded, it was unanimously resolved to approve the proposal to update the HOA Insurance language with Winzenberg Leff Purvis and Payne.

**2025 LANDSCAPE CONTRACT** – On a motion duly made and seconded, it was unanimously resolved to approve the landscape agreement with Schultz Industries.

**HAILSTORM CLAIM STATUS** – Heritage Roofing is scheduling the painting of the garage doors and wood but there is some overlap with the fire claim for doors and windows. Scott Benglen’s team is sorting that out. There were no unanswered questions.

**STATUS OF FIRE 3258 S ZENO COURT** – The association has received another payment of \$ for the fire damage. There are unanswered questions regarding the fire claim due to the flood. The position of the HOA and the consultants is the flood is ensuing damage from the fire. There is a lot of sorting through the work that has already been done, was it paid through the homeowner’s insurance and where do the responsibilities of the HOA policy and the homeowner police intersect. Those questions are in process. A meeting was had regarding the windows. The Association expects the repairs will commence after these questions are answered. There were no unanswered questions.

**TRASH COLLECTON SURVEY** – Management asked for some help with a community survey. The Board will begin working on the questions.

**CORPORATE TRANSPARENCY ACT** – Management reported the CTA has been changed yet again to exclude domestic corporations so there is no need to register Stone Canyon HOA at this time.

**OTHER** – Director Kamp requested new proposals for dog waste collection be submitted at the April meeting.

**VI. MANAGER’S REPORT** – Management gave report of items completed since the last meeting. Management did not include recent closings so those will be sent via email. There were no unanswered questions.

**Next Board Meeting** – The next meeting of the Board will be held on Monday, April 28 2025 at 6:30 over zoom.

**IX. ADJOURNMENT** –On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:23:p.m.

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully Submitted by Molly Ryan:

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