

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, JUNE 5, 2025
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Engelhardt at 6:33p.m. The following Board members were present for quorum:

ESTABLISH A QUORUM

Victoria Engelhardt, VP
John Sobernheim, Treasurer

Lester Kamp, Secretary

Rachel Jones was absent. The Board members elected to have Management chair the meeting. There were five 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 interest. There were no other Board announcements.

Approval of Minutes – MARCH 24 2025, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from March 24, 2025.

Board members disclose any conflicts of interest regarding agenda items- Director Sobernheim reported his client, Asphalt Coatings, is one of the bidders for the Asphalt and Seal Coat project. Neither he or a family member will benefit if they are chosen. There were no other disclosures.

II. SPECIAL GUEST: None scheduled

HOMEOWNER CORRESPONDENCE – There was one item. The Board discussed a homeowner request to replace the additional treads. Treads will be replaced as the budget and priorities allow. The homeowner believes the stringer is slanted. Management was instructed to get a picture of the stringer for Board consideration.

HOMEOWNER HEARINGS – None scheduled.

III. COMMITTEE REPORTS –

ARC requests – 3216D Install and Level 2 EV Charger –The Board will require a permit for the installation if such a permit is available. Will the homeowner's panel support the installation? Will it be contained in the garage and strictly run on the homeowner's meter?

IV. HOMEOWNER FORUM – Homeowners in attendance reported the following: A homeowner reported she is not impressed with the metal treads being used to replace the concrete treads. She would prefer entire tread runs are replaced at the same time for consistency and a better aesthetic. The homeowner also reported she has a stain on her ceiling from a water leak on her wall. The homeowner reports the stain is from an old roof leak. The homeowner also reported residents leave their food in the common areas which attracts vermin. Can we distribute a newsletter reminding residents to put the trash inside the toters? How are renters notified about the HOA Rules and Regulations? Management reported distribution emails are sent rather than newsletters. The Board discussed the possibility of putting up door hangers. Topics for the door hangers were listed. The Board would like to include the following: Inform residents to curb their dogs on trees and not on AC units. Put trash inside the toters. Do not feed the squirrels or birds. Please break down delivery boxes. Clean up your pet waste immediately. The Board will compile their thoughts and have door hangers printed for distribution. Another homeowner reported a branch is hitting the side of her building. Director Sobernheim also has a branch hitting the side of his building. Management will obtain proposals for tree pruning. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

FINANCIAL STATEMENTS –

March and April 2025 – The Board carefully reviewed the expenses. Director Sobernheim reported the trial balance is in balance but the reports for the separate periods are out of balance. Management explained the monthly general ledger report will be out of balance but the year-to-

date trial balance must be in balance. All questions were answered. On a motion duly made and seconded, it was unanimously resolved to approve the March and April 2025 financial reports.

Special Assessment Collection and Payment– Management reported 263 homeowners have paid the special assessment in full. 7 homeowners have paid a portion of the special assessment. 12 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. The Association has the final payment due to Heritage Roofing for \$788,944.56. A transfer of \$466,924.64 will be required from the operating account. These funds are from homeowners who paid their special assessments online which went into the operating account. On a motion duly made and seconded, it was unanimously resolved to approve the transfer of \$466,924.64 into the Special Assessment account.

2025 Collection Policy Update – Management reported the recent legislative revisions to CCIOA will require an update to the Collection Policy that will become effective on October 1, 2025. The Board discussed increasing the late fee from \$20 to \$40.

Other – Management asked the Board members to swing by the office to sign checks tomorrow. Directors Sobernheim and Kamp volunteered to do so.

V. ONGOING BUSINESS

SEAL COAT PROPOSALS – The Board carefully reviewed three proposals to sweep, patch, crack seal, seal coat and paint the asphalt. Asphalt Coatings replaced the concrete earlier this year and stood by their work. They gave a very comprehensive suggestion to mitigate ice damming on Flora Drive that has worked well. They have been responsive and when asked to expand the scope of the proposal, they did not change the price. On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Asphalt Coatings for \$63,972.00.

DOG WASTE SERVICE PROPOSALS – Management has contacted 2 commercial vendors who have both promised proposals but have not delivered. The Board asked management to request a better price from the current vendor. Management will report back.

PROPOSAL TO STRIPE THE ASPHALT AFTER THE 2025 SEAL COAT – A resident asked to submit a proposal for painting the parking lot bays after the seal coating. This scope is already included in the proposals from the three asphalt repair vendors. On a motion duly made and seconded, it was unanimously resolved to deny the proposal for painting the asphalt.

STATUS OF FIRE 3258 S ZENO COURT – The consultant, Clark Lodge has been working with the adjuster regarding ensuing damages from the flooding. The adjuster reported the ensuing damages needs to be a separate claim. Mr. Lodge insists the flood is ensuing as it would not have occurred had the fire not occurred. They are almost finished sorting through the claims and identifying the responsible parties based on the language in the policies. The repairs are underway but additional mitigation for the smoke odor is necessary. There were no unanswered questions.

RATIFY CCMG CONTRACT – On a motion duly made and seconded, it was unanimously resolved to approve the consulting and repair contract with CCMG.

OTHER – Director Sobernheim wanted to be certain the insurance language amendment is in process so it will be approved prior to the renewal on November 1, 2025. Management reported it is.

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, June 30 2025 at 6:30 over zoom.

IX. ADJOURNMENT –On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:56:p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

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