

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY JUNE 30TH POSTPONED TUESDAY JULY 8TH 2025 AT 6:30PM
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Jones at 6:38p.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 five homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no Board Announcements.

Approval of Minutes – JUNE 5, 2025, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from June 5, 2025.

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

- II. SPECIAL GUEST: CLARK LODGE AND TANYA MORRISON** – The consultants on the fire at 3258 S Zeno Court attended at 6:00 due to a scheduling conflict with another Board Meeting. They report the exterior on 3258 S Zeno Court is finished. They are working with the homeowners on the interior finishes. The drywall is being completed. The soda blasting in units “I” and “J” for additional cleaning has been approved by the insurance company. They warned that the homeowners need to be apprised that the HO6 policy writers are diminishing benefits from \$50,000 to \$1,000 without the homeowner’s knowledge. There is a 1 year statute of limitations for insured policy holders to dispute nefarious practices. Sometimes the insurance company will carve out the Loss Assessment Coverage and reduce the benefit limit to \$1,000. They report the HOA plumber did not properly winterize 3258 S Zeno court and 13 additional plumbing splits were found in the system. They suggest the Association instruct the plumber to file an insurance claim on their General Liability insurance to cover the cost of the water damage repairs.

HOMEOWNER CORRESPONDENCE – There were seven items. The Board discussed a homeowner request to reimburse them for electricity used for water mitigation fans. The Board instructed the homeowner to request reimbursement from their HO6 policy. One of the Board members had a similar loss and their HO6 policy covered the electricity for their dryers. The Board responded the homeowner needs to submit the invoices to their HO6 policy for reimbursement. If their insurance company denies the request, they can submit the request to the HOA again. Another homeowner checked in to see whether the HOA would be using door hangers as covenant reminders annually. The Board discussed this idea and one Board member reported she would prefer not to do door hangers. Management was asked to get a proposal for color door hangers printed on two sides. Another inquiry is whether fireproof trash totes exist. Management will investigate. Another homeowner asked when the door to their garage would be replaced and that paint is chipped from the hailstorm impact on their siding. There are branches near their garage. He also reports the light near his garage is flashing. These items have been dispatched for repair. Another homeowner would like the garage door vendor to return and address a loose cable, tighten the spings and change the mode from manual to automatic so it will stay up when open. This will be dispatched for a warranty repair to A1 Garage Door. Another homeowner reported large items but did not know the home from where they originated. He also mentioned a car that appears abandoned. A homeowner reports she has video of noise originating from another unit. The police have been called but they have not cited the home. One Board member reported his bass speaker was much noisier than he realized so when his neighbors complained, he removed the speaker and the noise issue ceased. The Board asked for the video There was no other homeowner correspondence.

HOMEOWNER HEARINGS – None scheduled.

III. COMMITTEE REPORTS –

ARC requests – 18273B Install new main entry door – On a motion duly made and seconded, it was unanimously resolved to approve the request to install the door.

IV. HOMEOWNER FORUM – Homeowners in attendance reported the following: A homeowner reported the speed bumps are too shallow and do not deter speeders. she is not impressed with the metal treads being used to replace the concrete treads. Another homeowner asked if the HO6 insurance policy concerns would be published to the community. The Board reported they would distribute the information after further consultation with the insurance consultants. A homeowner asked if the Association would obtain a proposal to prevent ash borer. Management will get the proposal. Another homeowner asked if the tread vendor will please notify the lower end units when treads are being replaced on the units above. The project is very loud and it helps to have some warning. The irrigation drip line on the north side of 3258 S Waco Court is visible and still needs to be buried. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

FINANCIAL STATEMENTS –

May 2025 – The Board carefully reviewed the expenses. Director Sobernheim reported he had no questions. On a motion duly made and seconded, it was unanimously resolved to approve the May 2025 financial reports.

Special Assessment Collection and Payment– Management reported 264 homeowners have paid the special assessment in full. 8 homeowners have paid a portion of the special assessment. 11 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.

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 – There were no other items brought before the Board.

V. ONGOING BUSINESS

FIRE CLAIM STATUS– Questions regarding the fire claim have been answered during the course of the meeting. There were no unanswered questions.

SEAL COAT DATES– Management reported the seal coat phases are scheduled for August 25 through the 29th, weather permitting. Patching will occur before.

PAINTING OF TRIM – The painting of the trim began a few days ago and is almost finished. There is wood replacement and other maintenance that needs to be planned for 2026. Prep Rite will give a proposal for the work.

UNFINISHED PROJECTS – HERITAGE ROOFING. – There are 9 garage doors that still need to be replaced. Other than that, Heritage Roofing’s scope of work is almost complete. 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, July 28 2025 at 6:30 over zoom. One of the Board members has a conflict for the October Board meeting. After some discussion, the October meeting was rescheduled to October 16, 2025 at 6:30. This will be the 2026 budget meeting.

IX. ADJOURNMENT –On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:29:p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

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