

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY SEPTEMBER 22ND 2025  
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Jones at 6:33p.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 six homeowners present. Molly Ryan with Metro Property Management was also present.

**I. BOARD BUSINESS**

**Board Announcements** – There were no Board Announcements.

**Approval of Minutes – JULY 8, 2025**, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from July 8, 2025.

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

**II. SPECIAL GUEST: NONE .**

**HOMEOWNER CORRESPONDENCE** – There were three items. A resident wants the HOA to protect them from a neighbor who files noise reports The Board discussed a homeowner request to reimburse them for electricity used for water mitigation fans. The homeowner reported they submitted the request to reimburse them for the fans to their own insurance but the request was denied. The Board reviewed the list and approved two invoices. One from March and one from December. There was no other homeowner correspondence.

**HOMEOWNER HEARINGS** – None scheduled.

**III. COMMITTEE REPORTS –**

ARC requests:

3216 D – Charging Station Enhancement – Approved subject to the homeowner’s insurance coverage.  
18152G – Charging Station Enhancement – Approved subject to the homeowner’s insurance coverage.  
18273E Install Air Conditioner – Approved subject to same footprint for the base of the condenser.

**IV. HOMEOWNER FORUM** – The homeowners in attendance reported they have tree limbs hitting their windows. Management reported a work order has been dispatched. Another homeowner asked when the seal coating would be completed. The rain date and second seal coat are scheduled for September 26<sup>th</sup> and September 29<sup>th</sup>. Notice was emailed to the community on September 3<sup>rd</sup>. Reminders will go out this week. Another homeowner mentioned there are lights out on the exterior of the buildings. Management will dispatch a vendor for the exterior lighting. Another homeowner asked if something other than sand and gravel could be used for ice mitigation in the winter. A homeowner mentioned there are some holes in the concrete or asphalt at the intersection of Waco and Dartmouth. Management will bring it to the attention of Asphalt Coatings. Another homeowner reports some of the curb painting was missed. This will also be shared with Asphalt Coatings. There were no other items brought before the Board. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

**FINANCIAL STATEMENTS –**

**June July and August 2025** – The Board carefully reviewed the expenses. The HOA Treasurer, Director Sobernheim, reported he had no questions. On a motion duly made and seconded, it was unanimously resolved to approve the June, July and August 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.

**Other** – There were no other items brought before the Board.

**V. ONGOING BUSINESS**

**FIRE CLAIM STATUS**– Questions regarding the fire claim included when the residences would be completed. The consultants did not have an expectation because the answer depends on the resolution of the flooding. Management reported the plumber wanted to look at the repairs for the leaks. The restoration vendor reports he is not a plumber and would not have known to put a heater on an exposed pipe. The Board agreed the HOA is not responsible for the loss so the Board instructed management to open a claim on the insurance policy for the plumber.

**SNOW REMOVAL CONTRACT**– On a motion duly made and seconded, it was unanimously resolved to approve the snow removal contract with Schultz Landscaping.

**RETENTION POND CLEANING PROPOSAL** – On a motion duly made and seconded, it was unanimously resolved to approve cleaning the retention pond for \$5400.00. There were no unanswered questions.

**POOL HEATER PREVENTATIVE MAINTENANCE** - On a motion duly made and seconded, it was unanimously resolved to approve the proposal to maintain the pool heater and prepare it for winter for \$700.00. replaced. There were no unanswered questions.

**2026 BUDGET WISH LIST** – The Board members would like to see some of the 2026 budget allocation to xeriscaping some of the common areas, top dress the rock areas, add signage and maybe some moveable cameras like those used on wildlife trails.

**OTHER** – The Directors began a discussion regarding the rocks in the common areas. They decided to have a Stone Canyon rock cleanup day. The Board settled on Saturday, October 4<sup>th</sup> from 10am to 12noon. Homeowners and residents will be invited to join and asked to bring shovels, gloves and metal rakes. The Association will supply water and bring in pizza for the participants at the end of the project or 12:00 noon.

**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 Thursday October 16<sup>th</sup> when the Budget will be discussed and the insurance renewal will be discussed over zoom.

**IX. ADJOURNMENT** –On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:44:p.m.

**EXECUTIVE SESSION** (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

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