

**STONE CANYON CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY NOVEMBER 17, 2025  
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Jones at 6:15p.m. The following Board members were present for quorum:

**ESTABLISH A QUORUM**

Rachel Jones, TBD  
Victoria Engelhardt, TBD

John Sobernheim, TBD  
Lester Kamp, TBD

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** — The backflow testing dates for this year are December 5<sup>th</sup>, 6<sup>th</sup> and 15<sup>th</sup>.

**Approval of Minutes** – SEPTEMBER 22, 2025, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from September 22, 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 no items for Board review.

**HOMEOWNER HEARINGS** – None scheduled.

**III. COMMITTEE REPORTS –**

ARC requests: - None submitted

**IV. HOMEOWNER FORUM** – The homeowners in attendance reported some of the trash bins are damaged and need to be replaced. Another homeowner reported there seem to be some abandoned cars in the lot. Management requested more detail. 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 –**

**September and October 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 September and October 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.

**V. ONGOING BUSINESS**

**BOARD MEMBER TERMS AND TITLES** On a motion duly made and seconded, it was unanimously resolved to adopt the following titles:

Rachel Jones – President  
Vicki Engelhardt, VP  
John Sobernheim – Treasurer  
Lester Kamp - Secretary

**FIRE CLAIM STATUS**– Management reported they met with Chris Barnette with ARC Restoration and the plumber, Hector Frias Chavarria with Superior Mile High Plumbing. The plumber wanted more information before opening a claim on his general liability policy including the locations of the subsequent leaks and the declination letter from the insurance company claiming the damage was not ensuing from the original fire.

**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 January 26, 2026 and will be held over zoom.

**IX. ADJOURNMENT** –On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:05:p.m.

**EXECUTIVE SESSION** (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

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