

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY FEBRUARY 2, 2026
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Jones at 6:40p.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 Unit Owner Packet with current insurance information related to the HO-6 homeowner policies will be mailed out this week.

Approval of Minutes – NOVEMBER 17, 2025. On a motion duly made and seconded, it was unanimously resolved to approve the minutes from November 17, 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 – 18241D – Homeowner inquired about possibly assigning parking spaces to specific homes. The Board is not inclined to assign parking spaces to each home for several reasons such as there are areas of the community with very little parking available to assign. What about the homes that do not need another parking space? Who would police the parking spaces? How many guest parking spaces would be required. The Board instructed management to reply that parking would not be assigned. There was no more correspondence for Board review.

HOMEOWNER HEARINGS – None scheduled.

III. COMMITTEE REPORTS –

ARC requests: - None submitted

IV. HOMEOWNER FORUM – The homeowners in attendance asked what company was used to replace the windows. A Board member responded Pinnacol Windows was used for the hailstorm window replacements. Another homeowner reported the trash containers are being returned to the cubie areas with the lids open. Management will contact the trash company. Director Sobernheim reports he does not think the toters are the 96 gallon toters based on the published dimensions of the toters. Stone Canyon toters do not reflect the same dimensions. Management will look into this and make sure the community has the largest toters available for the spaces. The community will place signs above all the trash enclosures to remind homeowners of etiquette and supply a phone number for large item pick up. The Board asked how much is spent in the contract and how much is paid in overage. Management will calculate and respond. Another homeowner reported they had a tough time reaching Molly Ryan and asked to whom they could direct their questions. Management reported some questions require research but Ms. Ryan has recently been very sick so that contributed to limited availability. Another homeowner wanted the Board to revisit their request to waive penalties from their account that were imposed prior to paying the special assessment. The Board instructed the homeowner to send a request to management in writing so they may review the matter again as the prior requests were denied. 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 –

November and December 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 2025 November and December financial reports subject to final audit.

Special Assessment Collection and Payment– Management reported 265 homeowners have paid the special assessment in full. 7 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

UPDATED COLLECTION POLICY – The community has received an updated collection policy based on 2025 legislative changes. On a motion duly made and seconded, it was unanimously resolved open the floor for questions. No questions were submitted. On a motion duly made and seconded, it was unanimously resolved to adopt the updated Collection Policy.

FIRE CLAIM STATUS – Management met with the plumber and instructed him to open a claim on his General Liability to insurance to cover the flood damage from frozen pipes. He asked for more information. That information was supplied.

BOARD MEMBER INTEREST – The Board has received notice from two homeowners regarding interest in the open Board seat. The Board will review and discuss.

OTHER -

XERICSCAPE – Director Sobernheim reported he would like to investigate xeriscaping some areas in the community. He has contacted the City of Aurora for more information related to grants and savings. He would like to set up a meeting to walk the common areas with the City. Management will send the water bill history. At this time, the HOA will look into a scope and budgetary costs to see whether this can be pursued this year or perhaps included in the budget for 2027.

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 February 23, 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 7:45:p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer