

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY FEBRUARY 23, 2026
ZOOM VIRTUAL MEETING**

The meeting was called to order by Director Jones at 6:32p.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. There were seven homeowners present. Molly Ryan with Metro Property Management was also present. The Board members elected to have Management chair the meeting.

I. BOARD BUSINESS

Board Announcements — Director Sobernheim drafted information from the Bylaws regarding the number of Board members that may be seated for Stone Canyon. The community may have no fewer than three (3) Board members and no more than seven (7). On a motion duly made and seconded, it was unanimously resolved to appoint Chelsea Michniewicz to a vacant seat. The Board is aware that another member of the community is interested in joining the Board; however, that homeowner is not present. The Board has approved the homeowner's request to meet with them. They look to meet in the next few weeks.

Approval of Minutes – FEBRUARY 2, 2026. On a motion duly made and seconded, it was unanimously resolved to approve the minutes from February 2, 2026.

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

Approval of the Agenda – Director Sobernheim reported he has done some research to obtain signs for the trash enclosures. He would like the topic to be added to the agenda. The topic Signs was added to the agenda.

II. SPECIAL GUEST: NONE

HOMEOWNER CORRESPONDENCE –The homeowner correspondence was comprised of emails from the homeowners interested in joining the Board. 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 about replacing a bulb in the fixture near their patio. These bulbs are normally replaced by the HOA but this one has not been replaced for weeks. Director Sobernheim said he would walk by and see if he can diagnose the issue. The resident reports the bulb is flashing. Director Sobernheim suggested a broadcast email reminding the community there are two trash days and to please use Thursdays as well as Monday. The cans are hardly ever filled on Thursday. Director Kamp reported the lids are being left open. Management reported this to the vendor recently and will report it again.

FINANCIAL STATEMENTS –

January 2026 – 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 2026 January financial reports subject to final audit.

Special Assessment Collection and Payment– Management reported 266 homeowners have paid the special assessment in full. 6 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

FIRE CLAIM STATUS – Management reported the insurance consultant has submitted the last scope of work report to the insurance company. The report is not under dispute. The plumber, Superior Mile High Plumbing has opened an insurance claim for the frozen pipes and subsequent water damage to unit 3258 S Zeno Court Unit L. The consultant is waiting to hear from the adjuster to discuss the scope of services.

WASTE MANAGEMENT – Management was instructed to obtain a waste hauling proposal from Waste Management. Waste Management declined to submit a proposal stating the Operations Department could not support the curb side toters twice per week.

XERICSCAPING – Director Sobernheim contacted the City of Aurora to review the process for xeriscaping some of the common areas. The City reported there are 4 buildings with very high water use that need to be addressed asap. After review, Director Sobernheim calculated these leaks could cost the HOA \$20,000 per year. The leaks are a higher priority. The City provided a flyer that can be sent to the owners in these 4 buildings to help them search for a leak inside their home. If the issues persist, the Board will consider having a plumber go through the units in these buildings. The notice should be emailed and posted on the doors. Considerations for Xericscape have been tabled for the time being.

OTHER -

SIGNS – Director Sobernheim reported he obtained two proposals to print signs intended to be mounted over the trash cubie enclosures. He speculates the cost will be around \$3500.00 to print and have the signs installed. He would also like to have the a QR code on the signs that would take the person to a website that would have information much like what is found in a newsletter. Director Sobernheim purchased the domain “StoneCanyonCondominiums” years ago. He will use this site for information. The Board members will consider information that should be added to the site. Suggestions like trash days, numbers to call for large item collection, weather reports etc were submitted. The Board asked him to pursue this project.

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 March 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 7:20:p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer