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

The meeting was called to order by Director Jones at 6:35p.m. The following Board members were present for quorum:

**ESTABLISH A QUORUM**

Rachel Jones, President
Victoria Engelhardt, VP
John Sobernheim, Treasurer
Lester Kamp, Secretary
Chelsea Michniewicz, Member at Large

There were eleven 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** — There were no announcements from the Board.

**Approval of Minutes –** FEBRUARY 23, 2026. On a motion duly made and seconded, it was unanimously resolved to approve the minutes from February 23, 2026.

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

**Approval of the Agenda** – Molly Ryan mentioned Prep-Rite Coatings has submitted a proposal to paint 2 phases and with the Board's permission, it will be added to the agenda. Director Sobernheim reported he would like to add it to the agenda. There was no opposition. On a motion duly made and seconded, it was unanimously resolved to approve the agenda at amended.

**II. SPECIAL GUEST**: NONE

**HOMEOWNER CORRESPONDENCE –**The homeowner correspondence was comprised of emails regarding a vehicle that was parked in two spaces, the proliferation of abandoned vehicles, and an incident report of a water loss with homeowner doing their own plumbing renovations. There was no more correspondence for Board review.

**HOMEOWNER HEARINGS –** None scheduled.

**III. COMMITTEE REPORTS –**
ARC requests: - 18152C – Screen door
On a motion duly made and seconded, it was unanimously resolved to approve the request.

**IV. HOMEOWNER FORUM –** The homeowners in attendance reported dumping in the community is increasing. Another homeowner asked about an increase in the presence of rats in the community on the south side near King Soopers. Management was asked to contact the manager and report the rats and have the bait boxes checked. Another homeowner reported the trash can lids are being left open again. The Board is considering other vendors. 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.

**FINANICAL STATEMENTS –**

**February 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 February 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. Management is also investigating a collection company operating out of Florida that might be a cheaper option for this service than the HOA attorney.

## V. ONGOING BUSINESS

**WASTE HAULING PROPOSALS –** The Board carefully reviewed 4 proposals for waste hauling. There is an opportunity for significant savings. Director Sobernheim used AI to compare the proposals. After questions were fielded Director Sobernheim suggested the Board approve HBS for service. On a motion duly made and seconded, it was unanimously resolved to approve the 3 year contract with HBS to commence on May 1, 2026.

**FENCE REPLACEMENT PROPOSALS –** The Board reviewed 4 proposals to replace the common area fence. Director Sobernheim recommended Metro Fence's proposal based on the lowest cost and the good reviews. On a motion duly made and seconded, it was unanimously resolved to approve the proposal to replace the fence from Metro Fence for $35,691.50. The Board instructed management to contact the vendors with whom the fence is shared and ask them to help pay for the new fence.

**TREE CARE PROPOSALS –** The Board reviewed the proposal from COVA tree to remove some diseased trees, winter water some trees and trim several trees for $35,390.00. A digital map of the trees on the property was also provided. The vendor reports the map required 4 to 5 hours. The map describes the species and general health of each tree. The Board has some questions regarding the scope of work and would like management to schedule a walkthrough with the vendor.

**FIRE CLAIM STATUS –** Management reported the insurance company has sent their last payment for the fire damage. The Association owes the vendor,CCMG approximately $219,000. Management informed the Board that a transfer of money from the reserve fund will be required to cover the expense . On a motion duly made and seconded, it was unanimously resolved to approve the transfer of $143,000 from the reserve fund to cover the final payment for the fire damage repairs.

**FLOOD CLAIM STATUS –** Management reported the plumber has opened a claim but the public adjuster is not getting any cooperation from the claim adjuster. They will keep trying to contact the adjuster.

**WATER LEAKS – 4 BUILDINGS –** Director Sobernheim reported the leaks have ceased in one of the 4 original buildings; however, a new building has been added. The Association will follow up with the new building and the remaining 3 that are still leaking. Director Engelhardt reports she has a small access panel that she thinks may house the shut off for the entire building. After some discussion, the Board would like management to investigate this panel. We suspect the valve inside the panel turns off the hose bib at the end of the building near Director Englehardt's front door.

**OTHER -**

**SIGNS** – Director Sobernheim reports he continues to work on the signs but the new waste hauler would have rendered the previous signs obsolete so the wording will be modified so it can be general enough that the signs will be relevant well into the future.

**OTHER –**
**PAINTING PROPOSAL –** Director Sobernheim reports, as the Board Treasurer, the is considerable savings with the new waste hauler and the amount budgeted for insurance. Since the Association appears to have some funds, Director Sobernheim suggests the Association consider 2 phases of painting this year to save the Association $12,000. On a motion duly made and seconded, it was unanimously resolved to approve two paint phases for $123,850.

**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 Board discussed moving the time of the meetings to earlier in the evening. After some discussion the Board decided to try and meet at 6:00 instead of 6:30. The next meeting of the Board will be held on Monday April 27, 2026 at 6:00pm over zoom. The announcement will stress the change in the time of the meetings.

IX. **ADJOURNMENT –**On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:30:p.m.

**EXECUTIVE SESSION** (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

______________________________________________Approved by an officer