STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY APRIL 27, 2026
ZOOM VIRTUAL MEETING

The meeting was called to order by Director Jones at 6:05p.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 – MARCH 23, 2026. On a motion duly made and seconded, it was unanimously resolved to approve the minutes from March 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 the fire in 18152 E Flora will exceed the deductible. The Board needs to formally approve opening an insurance claim. It will be discussed later. There was no opposition. On a motion duly made and seconded, it was unanimously resolved to approve the agenda at amended.

II. SPECIAL GUEST: TANYA MORRISON AND SPENCER SHAW WITH CCMG –

Ms. Morrison explained the process to repair the damages from the fire. Several adjusters have been engaged by the individual homeowners for a total of 6 adjusters. CCMG will compile the scope of work under the HOA policy. Once the HOA's insurance company adjuster approves the scope of work, CCMG through Spencer Shaw will work to complete the mitigation and commence restoration. Because the structural joists have sustained damage from smoke and charring, they will need to be inspected by a structural engineer who will decide whether they need to be replaced. If they need to be replaced, repairs will be extensive and take more time. If not, the repairs will not take as long but the amount of time is yet undetermined. .

HOMEOWNER CORRESPONDENCE –The homeowner correspondence was comprised of emails regarding a homeowner who wants to compel the Board to prohibit residents from hijacking specific parking spaces. Another homeowner complained that he observed children in the common area carelessly playing, potentially causing damage and hitting his car with a ball. There was no more correspondence for Board review.

HOMEOWNER HEARINGS – None scheduled.

III. COMMITTEE REPORTS –

ARC requests: - None scheduled.

IV. HOMEOWNER FORUM –

The homeowners in attendance asked the Board about the signs that will be placed over the bin enclosures. The language on the signs will be reworked based on the new trash service days of Monday, Wednesday and Friday and other pertinent information that has come up since the fire on April 17th. 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 –

March 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 March financial report 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 be considered for a new collection company vendor that appears to be a cheaper option for the Association.

V. ONGOING BUSINESS

FIRE 18152 E FLORA PLACE – Building 18152 E Flora Place had a fire on April 17 2026. People and pets were evacuated safely and the fire was extinguished. Three residents are displaced and two homeowners have chosen to vacate their condo until the odor of smoke is thoroughly mitigated. The fire department determined the fire originated from something placed inside the trash bin. The reports from Aurora FD were published on April 22, 2026 and provided to Stone Canyon. The Association plans to open a claim and hire CCMG to assist with the repairs.

PET WASTE PROPOSAL – The Board reviewed the proposal to remove pet waste from CleanGrass. The vendor is a homeowner and he attended the meeting. The Board asked if the vendor would police for trash in areas like the gutters and the perimeter walkways. The vendor reports he will collect trash in the grass areas for an additional fee of $135 per month. On a motion duly made and seconded, it was unanimously resolved to approve CleanGrass for 2 visits per week and additional policing for trash for $1000.00 per month. There were no unanswered questions.

WASTE HAULING STATUS – When the vendor presented the contract for trash service 3x per week, the contract had the wrong days listed. After a couple weeks, and the vendor going to the corporate Board in Texas, he was able to secure Monday, Wednesday and Friday service days. On a motion duly made and seconded, it was unanimously resolved to approve HBS for service days of Monday, Wednesday and Friday. There were no unanswered questions.

FENCE REPLACEMENT STATUS – Management reached out to the adjacent businesses to invite them to help pay for the cedar fence replacement. The veterinarian did not return calls and the property owner of the car repair company reported he did not feel they gain enough benefit from the fence to help pay for its replacement. He says the berm is sufficient to divide the HOA from his businesses. The Board will proceed without additional participation from these neighbors.

CHILDREN AT PLAY SIGNAGE – The Board members reported concern over a couple streets were children run from one common area to another. This requires them to cross the driving lanes. The Board would like to install signs that say “Children at Play” so traffic might slow down. There are about 6 locations where these signs would be placed. The Board will map the areas and discuss the cost. The sign budget will be exceeded but this is a priority.

TREE CARE PROPOSALS – The Board walked the common areas with a representative from COVA Tree Care. They asked for some revisions including the need to remove pruning trees over the walkways since this is done by the landscaper per the contract. On a motion duly made and seconded, it was unanimously resolved to approve the contract with COVA Tree Care for $34,605.00. There were no unanswered questions.

FLOOD CLAIM STATUS – Management reported the insurance consultant for Stone Canyon has traded voicemails with the vendor’s insurance adjuster. The HOA insurance rep has recently taken a leave for bereavement and they are back so this will move forward in the next few weeks.

WATER LEAKS – 4 BUILDINGS – Director Sobernheim reported the leaks have drastically reduced in all but 1 of the original 4 buildings. The Association will follow up with 3233 S Zeno Court where water leaks persist.

PAINTING PROPOSAL – Due to the expenses and now an insurance claim for the fire, Director Sobernheim suggested the Association revisit the approved paint proposal. The fire occurred in phase 2 so it makes sense to delay phase 2 and concentrate on phase 3 during 2026. On a motion duly made and seconded, it was unanimously resolved to amend the approved proposal to only have phase 3 painted this year.

COLLECTION COMPANY PARTNERSHIP AGREEMENT – The Board was presented with an agreement with a Collection company who uses an attorney out of Florida. On a motion duly made and seconded, it was unanimously resolved to approve the Enterprise Partnership Agreement with Axela Technologies. There were no unanswered questions.

SIGNS – Director Sobernheim reported he will distribute the proposed language for the signs t the Board and ask for their approval. Some homeowners offered suggestions during the Homeowner Forum which will be taken into consideration.

OTHER –

VI. MANAGER'S REPORT – Management gave report of items completed since the last meeting. There were no unanswered questions.

Next Board Meeting – The next proposed date is Memorial Day. After discussion, the Board decided to meet the following day on Tuesday May 26th at 6:00 over zoom. .

IX. ADJOURNMENT –On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:30:p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

RECONVENE – On a motion duly made and seconded, it was unanimously resolved to reconvene at 7:40pm. All Board members were in attendance.

INSURANCE CLAIM – On a motion duly made and seconded, it was unanimously resolved to open an insurance claim to cover the repairs from the fire at 18152 E Flora Place. There were no unanswered questions.

CONSTRUCTION CLAIMS MANAGEMENT GROUP CONTRACT - On a motion duly made and seconded, it was unanimously resolved to approve the contract with CCMG for the repairs from the fire.

ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the Board meeting at 7:42pm.

Respectfully Submitted by Molly Ryan:

____Approved by an officer