STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
TUESDAY MAY 26, 2026
ZOOM VIRTUAL MEETING

The meeting was called to order by Director Jones at 6:02p.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 nin 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 – APRIL 27, 2026. Director Engelhardt suggested a couple changes and corrected an address. On a motion duly made and seconded, it was unanimously resolved to approve the minutes from April 27, 2026 as amended.

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

Approval of the Agenda –On a motion duly made and seconded, it was unanimously resolved to approve the agenda.

SPECIAL GUEST: CMD NELSON was not available for the meeting

HOMEOWNER CORRESPONDENCE –The homeowner correspondence was comprised of emails regarding a homeowner who is experiencing excessive noise from an adjacent home and noting the garage door is broken too. There was no more correspondence for Board review.

HOMEOWNER HEARINGS – One scheduled – 3233 S Zeno Court Unit K. The owner requested a hearing for a violation fine of $500.00 for wafting odors. The owner hired a management company in early May. The manager was also in attendance. The manager went to the property and gave their residents lease violation notices based on the appearance of the patios. He also reported on his action to obtain compliance from the residents of the property for the wafting odors. He reported that the residents are working to comply with the violations. All questions were fielded. On a motion duly made and seconded, it was unanimously resolved to stay the fine for 90 days. If the residents have another violation, the $500.00 fine will be reinstated and a new fine will be imposed with an opportunity for a hearing.

II. COMMITTEE REPORTS –

ARC requests: - None scheduled.

III. HOMEOWNER FORUM –

The homeowners in attendance asked the Board what will be done with the cubie enclosures. The Board is researching additional fire mitigation devices. Another homeowner asked what can be done about FHA lending. Currently, the fire has displaced 3 residents which will not comply with FHA insured mortgages. Management responded that the condo questionnaire will help the HOA explain the displacements. The Association is still a candidate for Fannie and Freddie conventional lending. Another homeowner reported the community grass is very long and would like to know when the community will be mowed. Management speculated the Memorial Day holiday delayed the mowing.

There were no other questions from the homeowners. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

FINANICAL STATEMENTS –

April 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 April 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 have files opened with the collection company vendor the community contracted with for more cost effective services.

IV. ONGOING BUSINESS

2026 POOL RULES – The Board reviewed the 2026 Pool Rules. Some text was moved around to emphasize the rules that have been problems previously. There were no material changes to the rules. On a motion duly made and seconded, it was unanimously resolved to approve the changes to the 2026 Pool Rules and Regulations.

CEASEFIRE FIRE PROTECTION – This is a component that is installed up inside the ceiling area of the trash cubies. The component has a heat trigger that will cause it to discharge in 155 degrees. Director Sobernheim will install a thermostat inside a cubie to monitor the temperature. The Board wants to know whether the area gets too hot with the dryer vents running or if they are south facing or other conditions that create heat inside the space.

FIRE 18152 E FLORA PLACE – The Board approved opening an insurance claim for this loss. The adjuster is working with Tanya and Spencer with CCMG to determine the scope of work to make the repairs. They have access to the properties and are putting together documentation called matterports which take 3D views of the interior of each room in each condominium.

CHILDEN AT PLAY SIGNAGE - The Board would like to install signage stating “Children at Play” in the drive lane along ElDorado Street. There are two open spaces across the street that attract children who occasionally run across the drive lane. The Board thinks 4 to 6 signs will help slow traffic. John and Lester will map the signs and send them to management.

FLOOD CLAIM STATUS – The HOA received notice from the plumber, Superior Mile High Plumbing that their insurance company has denied the general liability claim for the flood damage. At this point, CCMG would like to discuss the options available to the Association. A meeting will be scheduled to discuss.

WATER LEAKS – 1 BUILDING – Management reported the number of buildings with excessive leaks is reduced to just 3233 S Zeno Court. Director Sobernheim checked the City of Aurora website and reports 18241 E Flora Place has also spiked on water usage. Management will send out communication regarding the water leaks and further investigation.

PAINTING PROPOSAL – PHASE 3 – A proposal for the wood replacement in phase 3 was presented to the Board. Director Sobernheim reported the proposal had building addresses that are not present in the community. Management reported they had not noticed and will contact the vendor for a corrected proposal for buildings found in Stone Canyon.

SHARED DOCUMENT REVIEW – Director Michniewicz developed a google document for the Board to resource and on which comments can be logged to keep the Board members better informed of the current status of pending items. The Board was very grateful for her work and will experiment with the shared document over the next few weeks.

OTHER – There were no other items for Board consideration

V. **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 June 22, 2026. Director Jones will be out of town. After brief discussion, the Board decided to meet in her absence. The meeting will be held on Monday, June 22nd at 6:00 over zoom.

IX. **ADJOURNMENT –**On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:50:p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

____Approved by an officer