STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JULY 6, 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 fourteen 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 – May 26, 2026. On a motion duly made and seconded, it was unanimously resolved to approve the minutes from May 26, 2026.

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

Approval of the Agenda –Management added a proposal for painting Phase 3. On a motion duly made and seconded, it was unanimously resolved to approve the agenda as amended.

SPECIAL GUEST: NONE

HOMEOWNER CORRESPONDENCE –The homeowner correspondence was comprised of emails regarding a realtor who is inquiring about FHA certification for the Association, information about a violation and two requests for payment plans. There was no more correspondence for Board review.

HOMEOWNER HEARINGS – None scheduled .

II. COMMITTEE REPORTS –

ARC requests: -

3242 S Zeno Court, Unit I – New screen door. On a motion duly made and seconded, it was unanimously resolved to approve the request for a screen door.

3258 S Zeno Court, Unit I – New AC base. On a motion duly made and seconded, it was unanimously resolve to approve the larger AC base with dimensions of 30" x 30".

III. HOMEOWNER FORUM –

HOMEOWNER FORUM – The homeowners in attendance asked the Board to revisit the Pool Rules and to extend the pool hours. They asked if the HOA would allow food provided it is cleaned up. One homeowner reported there is trespassing at the pool. Management reported the Association has filed a prosecution form with the City of Aurora for trespassing. Anyone can call the non emergency dispatch line to have trespassers removed. The HOA will press charges. One homeowner asked the Association to scale back the rules significantly and reported they disagree with all the pool rules. The Board asked whether the homeowner would like to be on a committee to proposal new rules and the homeowner seemed interested. Another homeowner reported they are very interested in whether Waste Management will perform large item collection on a scheduled date during the year. Another homeowner reported there was a charcoal grill at the pool over the 4th of July holiday. Management responded to the report on the emergency line and came out to the property. The resident was instructed to remove the grill immediately. The property owner will be charged for the time management used to attend to the emergency report. 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 –

May 2026 – The Board carefully reviewed the expenses. The HOA Treasurer, Director Sobernheim, reported he had no questions but he would like to schedule a meeting to clean up some very old entries. Management will send him an email to schedule the meeting. On a motion duly made and seconded, it was unanimously resolved to approve the 2026 May financial report subject to final audit.

Special Assessment Collection and Payment– Management reported 266 homeowners have paid the special assessment in full. 7 homeowners have paid a portion of the special assessment. 10 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. Suggestions were fielded from the Baord to allow food, to instruct guests to close the doors to the restrooms, no glass containers and to restrict horseplay from the pool and the pool deck. The Rules should include restricting pets from inside the pool area unless they are service animals. Director Sobernheim suggested management send the Pool Rules to the HOA attorney for suggestions as well. On a motion duly made and seconded, it was unanimously resolved to table this item for more information.

CEASEFIRE FIRE PROTECTION – Director Sobernheim reported heat tests to determine whether the enclosures reach temperatures of 155 degrees which is the trigger for a Ceasefire chemical fire suppression discharge. The temperature did not exceed 114 degrees facing the sum with the dryers running in the enclosures. There are other components that might be cheaper and easier to install. Director Sobernheim is looking at options. Management was instructed to set up a meeting with the local representative to see what happens during a discharge of the Ceasefire component.

FIRE 18152 E FLORA PLACE – The Board was given the update. Tanya Morrison, the Claim Consultant, reports collecting the proposals from the various vendors and meeting with the HOA claim adjuster, Bob Lewis. Mr. Lewis retired at the end of June, so a new adjuster has been assigned. Tanya is working to get him up to speed on the loss. The Association received the Industrial Hygienist report. The report states another property has been added to the scope of work. Unit D will need to have the ceiling removed and the insulation will need to be replaced. The joists will need to be sealed, and the ceiling will need to be reinstalled. The residents will be displaced during this work. The HOA adjuster and the claim consultant will need to change the scope of work to include this portion of the repairs.

AMENDED PET WASTE PROPOSAL- CleanGrass supplied a 3 tier proposal to police the property for trash. After further consideration, the Board decided to check with the landscaper regarding their contract to police for trash. On a motion duly made and seconded, it was unanimously resolved to deny the additional proposals to police the common areas for litter.

CHILDEN AT PLAY SIGNAGE - Management supplied a map with proposed locations for CHILDREN AT PLAY signage. The Board will take the map and give the project further review. .

FLOOD CLAIM STATUS – The HOA met with the claim consultant and an attorney to discuss options for the flood repairs. They will consult with a 3rd party civil litigation attorney before deciding to pursue legal action.

FIRE 18278 E FLORA PLACE – The repairs to the garage drywall, adjacent garage drywall and the front door to unit E are almost completed. All charges will be assessed to unit B where the fire from a cigarette originated.

FENCE REPLACEMENT CONTRACT – Due to additional expenses, the Board decided the fence replacement will need to be deferred to 2027. On a motion duly made and seconded, it was unanimously resolved to cancel the fence replacement contract with Metro Fence.

HBS SOLD TO WASTE MANAGEMENT – The Association received a letter from HBS reporting the sale of their HOA book of business to Waste Management. The community services will remain in effect; however, Waste Management will be in touch with payment updates.

PAINTING PROPOSAL – PHASE 3 – A corrected for the wood replacement in phase 3 was presented to the Board for $71,295.00 for paint and wood replacement. On a motion duly made and seconded, it was unanimously resolved to approve the proposal for Phase 3 painting and wood replacement.

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 July 27, 2026. The Board members all reported they are available. The meeting will be held on Monday, July 27 at 6:00 over zoom.

IX. ADJOURNMENT –On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:58:p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

____Approved by an officer