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

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

II. SPECIAL GUEST – SEBASTIAN CHAMPLIN WITH USI INSURANCE- Mr. Champlin attended to report he is seeing multi-family insurance premiums trending down. He expects 8% to 15% reduction in the insurance premiums for Stone Canyon's renewal on November 1, 2026. He also suggests the insurance limits should be increased slightly in accordance with average cost of $154/sq ft for insurance limits. The blanket insurance limit should increase to 47.2 million. All questions were fielded and the Board thanked Mr. Champlin for the great news and his time.

HOMEOWNER CORRESPONDENCE –The homeowner correspondence was comprised of a series of questions from a homeowner in 18152 E Flora Place regarding the fire restoration and the scope. Most of the questions were fielded by Tanya Morrison of CCMG. The homeowner also submitted a record review request which was completed. There was no more correspondence for Board review.

HOMEOWNER HEARINGS – None scheduled.

III. COMMITTEE REPORTS –
ARC requests: - No requests.

IV. HOMEOWNER FORUM – Homeowners in attendance asked how the fire in building 18152 E Flora was investigated. Management explained the fire was investigated by the City of Aurora Fire Department, and the source of the fire was something discarded in the trash toter; however, there was no assignment of responsibility. The homeowner asked how the fire at 18278 E Flora Place was investigated. Management responded that the fire was investigated by the Aurora Fire Department and the party responsible was identified. The party responsible is paying for the repairs of all damage. Another homeowner reported they believe the chemical fire suppression devices are expensive and will need to be monitored. Management reported they are not monitored by a 3rd party alarm company. The homeowner wanted to make clear she would like to see dumpster enclosures on the property instead of chemical fire suppression. There were no other homeowner comments. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

FINANICAL STATEMENTS –

June 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 June 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 are being forwarded to the new collection vendor.

July AP – Director Engelhardt and Director Kamp will come to the office to sign the monthly checks.

V. ONGOING BUSINESS

2026 POOL RULES – The Board instructed management to send the Pool Rules to the HOA attorney. The attorney has been on vacation but he will reply with suggestions soon.

CEASEFIRE FIRE PROTECTION – Director Sobernheim submitted additional information on an alternate device. The vendors report there are several online videos of chemical fire suppression devices being discharged for the Board to review. Director Sobernheim reminded the Board to review and discuss fire retardant paint for the trash enclosures. He found a paint through Sheild Industries called E84 paint and suggested the Board visit the website sheildindustreis.com. The Board would like a proposal to paint the toter enclosures with a fire retardant product in Phase 3 and throughout the rest of the property.

STATEMENT OF LOSS 18152 E FLORA PLACE – The Board reviewed the Statement of Loss. On a motion duly made and seconded, it was unanimously resolved to approve the Statement of Loss. Director Sobernheim volunteered to sign the document. Management will arrange for a notary. Once the Statement of Loss is executed, the HOA insurance carrier will send an advance payment of $588,376.15 to begin repairs, pay vendor invoices for HOA insured repairs and reimburse homeowners for HOA repair expenses paid out of their pocket.

MEETING WITH CCMG – The Board will meet with CCMG to discuss their contract. Director Sobernheim would like to see language added that protects the Association from any costs not included in the proceeds from the insurance claim. The Board can meet with the vendor on Thursday, July 30th over zoom. The vendor will be informed.

CHILDEN AT PLAY SIGNAGE - Director Sobernheim provided a map of suggested locations for new signage and the type of sign he would like to have installed. The Board decided to approve a cost not to exceed $150 per sign to have them installed. On a motion duly made a seconded, it was unanimously resolved to approve the installation of 5 posts and 8 signs. There are 3 posts that need to have a sign installed. The signs will say CHILDREN AT PLAY.

FLOOD CLAIM STATUS – The HOA met with the claim consultant and an attorney to discuss options for the flood repairs. They would like the claim consultant to revise the proposal and isolate the cost that will be incurred by the HOA. Once that is in hand, the Association will obtain two other proposals.

FIRE 18278 E FLORA PLACE – The repairs to the garage drywall, adjacent garage drywall and the front door to unit E are almost completed.

WATER LEAKS – Director Sobernheim reports the water leaks seem to be under control and the worst leak seems to have stopped. He reports the HOA is saving approximately $20K per year. There is a program through the City of Aurra called the GRIP program that offers rebates for xeriscaping. Perhaps this can be considered in October when the 2027 budget will be reviewed by the Board.

OTHER - There were no other items for Board consideration

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 August 24, 2026. The Board members all reported they are available. The meeting will be held on Monday, August 24 at 6:00 over zoom.

IX. **ADJOURNMENT –**On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:15p.m.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

____Approved by an officer