

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of February 21, 2013**

PRESENT:	Jo Darnall	President
	Joe Hawkins	Vice President
	John Shepherd	Secretary Treasurer
	James Ervin	Director
ALSO PRESENT:	Keith Lammey	Association Manager
ABSENT:	David Bartholomew	Director

Pre-Meeting Owners Open Forum

- Don Jablonsky, 54 Limberpine Circle, attended the meeting. Don explained that he would like to slightly increase the width of his driveway and asked if that was possible. The Association Manager (also the BMSA's Covenant Protection Officer) explained that it would be allowed under the BMSA regulations due to a recent change in the BMSA regulations, but that the Canyon View board had not taken a position on whether or not they would allow driveway expansions in Canyon View. Further, that since the driveways are, technically, owned by the HOA, it might not be allowed. The board members said that they would discuss this topic at a future meeting.

Board of Director's Meeting

The meeting was called to order at 4:15 PM by Jo Darnall, President.

Approval of Minutes

A **motion** was duly made by John Shepherd and seconded by Joe Hawkins that the prior meeting minutes be approved as prepared. *Passed.*

Association Manager Report

The Association Manager's report was distributed and discussed. The report included the December 2012 and January 2013 financial reports. The most significant expense variations were discussed and the number and amount of past due receivables noted. The Association Manager explained what was being done regarding the largest and most severely past due receivables. A **motion** was duly made by Jim Ervin and seconded by John Shepherd that the financial reports through January 2013 be approved as presented, subject to audit. *Passed.*

New Business

Review/Approve FYE 033114 Budget

The Association Manager explained the proposed budget for the fiscal year ending on March 31, 2014. If adopted, the proposed budget would maintain the assessments at \$490 per assessment payment (six payments per year) as well as continue the present \$33,230 per year transfer to the reserve fund. He further explained that a few of the line items had changed in the new budget and the reasons why he felt that the change was appropriate. After a brief discussion regarding the proposed operating budget, the

Association Manager explained the reserve fund analysis worksheet that projected the future reserve fund needs. A **motion** was duly made by John Shepherd and seconded by Joe Hawkins that the proposed budget for the fiscal year ended March 31, 2014 be approved. *Passed.*

HB 1237, Records Policy

The Association Manager provided a copy of a letter from Western Law Group, LLC that explains how HB 1237, which became effective on January 1, 2013, impacts HOA's and their records policy procedures. Specifically the new law will require that certain email correspondence be retained as permanent records. Following a brief discussion a **motion** was duly made by Jim Ervin and seconded by Joe Hawkins to have Western Law Group, LLC prepare a suggested revision to the association's records policy. *Passed.*

Back Flow Preventer, Protection Devices

On two occasions in the last two years, thieves have stolen several of the association's back flow prevention valves. As a brass valve, they have significant scrap value and are fairly easy to steal. Eric Short, Baker and Associates Landscape Management, LLC, (the association's landscape management contractor) has found a fairly inexpensive anti-theft device that he can install at a cost of \$225 each. The new budget includes adequate funding for the purchase and installation of up to five of these BFP anti-theft devices. After reviewing photos of these devices and a brief discussion regarding the need to reduce theft of these expensive valves, a **motion** was duly made by John Shepherd and seconded by Jim Ervin to purchase and install five of the BFP anti-theft devices after April 1, 2013. *Passed.*

Street Snow Removal Contract

The Association Manager distributed a proposed street snow removal contract with Snowbizz LLC and explained that the contract's terms, conditions and pricing was identical to the prior year's street snow plowing contract with Snowbizz. After a brief discussion a **motion** was duly made by John Shepherd and seconded by Joe Hawkins that the proposed snow plowing contract with SnowBizz LLC for the 2012-2013 season be approved. *Passed.*

Authorize Online CD Viewing for the Association Manager

Since having online viewing of the association's CD's at Alpine Bank would eliminate the need for CD statements to be mailed, the association manager requested that the Alpine Bank Online Access agreement be modified to include CD statement viewing in addition to the Canyon View bank statements. After a brief discussion, a **motion** was duly made by John Shepherd and seconded by Jim Ervin to approve the request and to authorize Jo Darnall to sign the Alpine Bank Online Access agreement allowing the Association Manager online viewing access to the association's CD's at Alpine Bank.

Close Wells Fargo Reserve Account; Open Alpine Bank Reserve Account

Since Wachovia was acquired by Wells Fargo, our former Wachovia reserve fund account has been transferred to Wells Fargo and is administered from St. Louis rather than in Grand Junction. In addition, Wells Fargo charges an \$85 annual fee on the account. After the Association Manager explained the history of the change from Wachovia to Wells Fargo and the complications resulting from the change, a **motion** was duly made by Jim Ervin and seconded by Joe Hawkins to close the Wells Fargo account and transfer the funds to a Money Market account at Alpine Bank. *Passed.*

Other Business

There was no other New Business to be discussed

Old Business

There was no old business.

Delegate Report

John Shepherd, Canyon View's BMSA Delegate explained that:

- The BMSA Annual Meeting will be held at the Grand Valley Recreation Center on April 18, 2013. Food will be served at 6:30 PM and the meeting will begin at 7:00PM.
- Following the BMSA's acquisition of the 2.6 acres located at 8905 County Road 300, a very small group of residents have expressed their dissatisfaction with the purchase, but the BMSA was continuing to conduct clean up work on the property and to make plans for further use of the property. Further, per John, most residents support the BMSA's decision and believe that the purchase price was too good of a deal to pass up.
- The BMSA has recently installed two community information boards. One is at Clarks Market and the other is south of Battlement Cemetery on the east side of Stone Quarry Road. The signs have a section for community news and a section for garage and other types of sales, etc.

Adjournment

With no further business to come before the Board, a motion was duly made by Joe Hawkins and seconded by Jim Irvin to adjourn the meeting at 5:26 PM. *Passed.*