

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of May 9, 2013**

PRESENT:	Jo Darnall	President
	Joe Hawkins	Vice President
	John Shepherd	Secretary Treasurer
	James Ervin	Director
	David Bartholomew	Director
ALSO PRESENT:	Keith Lammey	Association Manager
ABSENT:	None	

Pre-Meeting Owners Open Forum

- Only board members were present at this meeting, thus there were no owner's comments during the open forum.

Board of Director's Meeting

The meeting was called to order at 4:03 PM by Jo Darnall, President.

Approval of Minutes

A **motion** was duly made by Joe Hawkins and seconded by John Shepherd 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 March 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 John Shepherd and seconded by Joe Hawkins that the financial reports through March 2013 be approved as presented, subject to audit. *Passed.*

New Business

Appoint Board Member

The Association Manager explained that since no board member was elected at the association's annual meeting in March, the board had the right to appoint a replacement board member. Jim Ervin indicated that he was willing to serve as a board member, if appointed. A **motion** was duly made by David Bartholomew and seconded by Joe Hawkins to appoint Jim Ervin to fill the open board position. *Passed.* Jim will fill the three year term which runs to the annual meeting in March 2016.

Review/Approve Cooler Contract - 2013

The Association Manager provided a copy of a proposed cooler contract for 2013 with Joseph Cabral to complete the cooler spring startup and fall shut down of the coolers. The proposed contract was nearly identical to the prior year's contract. Following a brief discussion a **motion** was duly made by John

Shepherd and seconded by Joe Hawkins to approve the cooler contract with Joseph Cabral for the 2013 season. *Passed.*

Review/Approve Painting Contract - 2013

The Association Manager provided a copy of a proposed painting contract for 2013 with Brigid O'Leary for the required exterior home painting. The terms and conditions of the proposed contract were nearly identical to the prior year's contract. Following a brief discussion a **motion** was duly made by David Bartholomew and seconded by Jim Ervin to approve the painting contract with Brigid O'Leary for this year's exterior painting services. *Passed.*

Review/Approve Records Policy Resolution

The Association Manager explained the proposed Records Policy Resolution which had been drafted by the association's law firm. If approved, the resolution would update the Association's records policy in order to meet recently enacted state regulations. After a brief discussion a **motion** was duly made by John Shepherd and seconded by Jim Ervin that the Records Policy Resolution be adopted. *Passed.*

Common Area Turf Grass Damage

The Association Manager explained that the tenants residing at 235 Limberpine Circle have been tethering their large dog in the area behind the house, which is common area, and that the dog had done considerable damage to the turf grass. A portion of the turf grass may not recover and may need to be replaced. In case it does need to be replaced, the Manager requested the board's approval to bill the owner for the cost of the repairs. After a brief discussion, a **motion** was duly made by John Shepherd and seconded by David Bartholomew to authorize the Association Manager to invoice the owner for the repair cost if the damaged turf grass did not fully recover naturally. *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 provide a brief Battlement Mesa Service Association report explaining that:

- The BMSA Annual Meeting was well attended. In addition to the normal agenda items, Mike Samson, Garfield County Commissioner and Chief David Blair gave presentations. The Annual Meeting included a light meal.
- URSA Resources has stated that they may not drill within the Battlement Mesa PUD if their attempts to drill long distance, horizontal wells are successful. If URSA doesn't drill within the PUD, they may not be liable for the payment of the previously promised (by their predecessor) \$1 million.

Adjournment

With no further business to come before the Board, a motion was duly made by David Bartholomew and seconded by Jim Irvin to adjourn the meeting at 5:52 PM. *Passed.*