

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of September 12, 2013**

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

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 4:05 PM by Jo Darnall, President.

Approval of Minutes

A **motion** was duly made by James Ervin 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 July 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 James Irvin that the financial reports through July 2013 be approved as presented, subject to audit. *Passed.*

New Business

Review/Approve Street Snow Plowing Contract

The Association Manager presented two bids for the street snow plowing for the 2013-2014 season and explained the differences and the information that he knew about the two vendors. The bids were from Snowbizz, LLC and from Julius Ag. Snowbizz, has provided these services for the last few years. Julius Ag has never plowed for Canyon View. The Julius Ag bid was less expensive.

After some discussion about the critical nature of the street snow plowing and the overall general satisfaction of the prior snow plow services provided by Snowbizz, LLC a **motion** was duly made by John Shepherd and seconded by Joe Hawkins to accept the Snowbizz, LLC bid even though it was higher because of the known quality of service and the fact that the principal, Stan Knupp, lives in Stone Ridge which should help assure timely plowing. *Passed.*

Review/Approve Driveway Snow Removal Contract

The Association Manager presented two bids for the street snow plowing for the 2013-2014 season and explained the differences and the information that he knew about the two vendors. The bids were from Baker and Associates Landscape Management, LLC and from Julius Ag. Baker, has provided these services for the last few years. Julius Ag has never plowed for Canyon View. The Julius Ag bid was less expensive.

After some discussion about the critical nature of the driveway snow removal and the overall general satisfaction of the prior snow removal services provided by Baker and Associates Landscape Management, LLC a **motion** was duly made by John Shepherd and seconded by Joe Hawkins to accept the Baker and Associates Landscape Management, LLC bid even though it was higher because of the known quality of service and the fact that the principal, Eric Short, owns property in Battlement Mesa and appears to have reliable equipment to do the job. *Passed.*

Approve Western Law Group for Collection Policy Revision

The Association Manager explained that the State Legislature was active again this year with several new bills. One of those new bills, HB13-1276 requires the association to adopt a new, more restrictive collection policy. Western Law Group can prepare an updated collection policy for \$200. The law goes into effect on January 1, 2014. John Shepherd and others stated that they believed that it was critically important that the association comply with the state requirements, thus, following a brief discussion a **motion** was duly made by John Shepherd and seconded by Jim Ervin to approve retain Western Law Group to draft a revised Collection Policy for a fee not to exceed \$200. *Passed.*

Other Business

There was no other New Business to be discussed

Old Business

Discuss Policy Regarding Driveway Widths

The Association Manager briefly recapped the prior discussion from a prior meeting on the topic of whether or not the owner of 54 Limberpine Circle would be allowed to increase the width of the driveway and if so, by how much. Additionally, he provided detail that had been prepared by the owner of 54 Limberpine Circle wherein he pointed out that several of the driveways within Canyon View were considerably wider than his driveway.

After several minutes reviewing the detail of the issue and discussing the pros and cons of the matter, a **motion** was duly made by John Shepherd and seconded by Jim Ervin to authorized the owner of 54 Limberpine Circle to increase the width of the concrete driveway provided that it be increased to the lesser of 22 feet or the width of the garage as viewed from the front, that the driveway be all concrete, that he hire Baker and Associates to make all of the necessary sprinkler system changes, that he pay all of the expense associated with the project and that he execute a restrictive covenant agreement that will be filed with the county requiring him or any future owner to be responsible for the maintenance or repair of the increased driveway width. *Passed.*

Delegate Report

John Shepherd, Canyon View's BMSA Delegate provide a brief Battlement Mesa Service Association report explaining that:

- The BMSA's Parks Open Space and Trails committee is gathering ideas about ways to use the new 2.6 acres below the water fall and has held a meeting to discuss ideas.

- URSA Resources continues to say that they don't plan to drill within the Battlement Mesa PUD provided they are able to complete their planned horizontal wells.
- The BMSA has converted some and is in the process of converting even more of the BMSA owned street lamps to LED lamps in order to take advantage of substantial operating cost savings.

Adjournment

With no further business to come before the Board, a motion was duly made by James Ervin and seconded by John Shepherd to adjourn the meeting at 6:03 PM. *Passed.*