

**CANYON VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of May 15, 2014**

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

**Pre-Meeting Owners Open Forum**

There were no owners open forum comments.

**Board of Director's Meeting**

The meeting was called to order at 6:35 PM by Jo Darnall, President.

**Approval of Minutes**

A **motion** was duly made by Joe Hawkins and seconded by John Shepherd that the February 13, 2014 and March 13, 2014 meeting minutes be approved. *Passed.*

**Association Manager Report**

The Association Manager's report was distributed and discussed. The report included the April 2014 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 past due receivables. A **motion** was duly made by David Bartholomew and seconded by Jim Ervin that the financial reports through April 2014 be approved as presented, subject to audit. *Passed.*

**New Business**

**Review/Approve Cooler Contract**

The Association Manager explained the proposed cooler start up and winterization contract for this year's cooling season. The proposed contract was with TD Services, (Tom Dowdy) who the association used several years ago and was identical in terms and conditions to last year and prior cooler start up and winterization contracts. After a brief discussion about Tom Dowdy's favorable work in the past, a **motion** was duly made by John Shepherd and seconded by Dave Bartholomew to approve the proposed cooler start up and winterization contract with TD Services. *Passed*

**Review/Approve Painting Contract**

The Association Manager explained the proposed painting contract for this year's home painting program. The proposed contract was with Brigid O'Leary who has done all of the association's painting for the past several years. The proposed contract was identical in terms and conditions to last year and prior contracts except for a change in the homes to be painted. After a brief discussion about the Brigid O'Leary's

favorable work in the past, a **motion** was duly made by Dave Bartholomew and seconded by John Shepherd to approve the proposed contract with Brigid O'Leary. *Passed*

#### **Review/Approve Updated Management Agreement**

The Association Manager explained that the Association's declaration's limit contracts to a maximum of three years in length thus it was necessary to enter into a new management agreement. The proposed contract was with Elk Peaks Consulting Group, Ltd. and was identical to the existing Management Agreement in all material respects except that it is now a three year contract. After a brief discussion regarding the board's satisfaction with their association management services, a **motion** was duly made by Dave Bartholomew and seconded by John Shepherd to approve the proposed contract with Elk Peaks Consulting Group, Ltd for the period of April 1, 2014 to March 31, 2017. *Passed*

#### **Review/Approve Pavement Maintenance Bid**

The Association Manager explained the proposed pavement maintenance bid from Alpine Pavement Maintenance, Inc. for crack filling the association's streets. The bid was for \$5,250 and was the same price paid the last time the crack filling was done. After a brief discussion about the need to properly maintain the streets, a **motion** was duly made by John Shepherd and seconded by Jim Ervin to accept the bid from Alpine Pavement Maintenance for crack filling the association's streets. *Passed*

#### **Other Business**

The was no other business to be discussed.

#### **Old Business**

There was no old business to be discussed.

#### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by Dave Bartholomen and seconded by Jim Ervin to adjourn the meeting at 8:05 PM.