

**CANYON VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of September 25, 2014**

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

**Pre-Meeting Owners Open Forum**

In addition to the board, Art and Carmen Litchewski attended the meeting. Director Bartholomew inquired about the status of the addition of landscape rock at several places where rock is needed, including at his home (will be done yet this fall); President Darnall inquired about the rule for the use of political signs (up no sooner than 45 and removed no later than 7 days after the election); Art Litchewski and Director Bartholomew asked if the pot holes near 128 Limberpine, and elsewhere, would be filled (yes, in October); and Carmen Litchewski asked if it was possible to distribute printed meeting announcements prior to the board meetings, in addition to listing the dates on the website and in other publications. The board then discussed the latter and President Darnall and Art Litchewski agreed that they would distribute meeting announcements, if the association office prepared them, on November 10<sup>th</sup> in advance of the planned November 13, 2014 meeting. If the effort resulted in better attendance, the process would be adopted for the long term.

**Board of Director's Meeting**

The meeting was called to order at 6:51 PM by Jo Darnall, President.

**Approval of Minutes**

A **motion** was duly made by Dave Bartholomew and seconded by Joe Hawkins that the May 15, 2014 meeting minutes be approved. *Passed.*

**Association Manager Report**

The Association Manager's report was distributed and discussed. The report included the August 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 John Shepherd and seconded by Dave Bartholomew that the financial reports through August 2014 be approved as presented, subject to audit. *Passed.*

**New Business**

**Review/Approve Color Change**

The Association Manager explained that 16 Limberpine Circle was scheduled to be painted this year and that the owner wanted to change the color of the house. The owner wants to use tavern taupe, pavillion beige and homestead brown for the body, trim and the gable colors. Additionally, he wants to use

polished mahogany for the entry and the garage door. Most Canyon View homes only use three colors vs. four but in this case the owner wants to paint the gable of the house a different color than the rest of the siding (body). Following a brief discussion regarding the addition of the color for the gable end of the house and the choice of polished mahogany for the entryway and garage door, a **motion** was duly made by Dave Bartholomew and seconded by John Shepherd to approve the proposed colors of tavern taupe, pavillion beige and homestead brown for the body, trim and gable but reject the request to paint the garage door polished mahogany. The garage door will need to be either the body or the trim color. The entryway door could be polished mahogany if the owner wanted. *Passed*

#### **Review/Approve Street Snow Plowing Contract**

The Association Manager explained the proposed street snow plowing contract for this winter season. The proposed contract was with Knupp, LLC who has provided the street snow plowing services for the past several years. The proposed contract was with the same terms, conditions and pricing except that the salt/sand mix pricing increased by \$5 per ton. After a brief discussion about trying to eliminate the problem of leaving a ridge of snow directly in front of the driveway and/or huge piles of snow that cause traffic and safety issues, a **motion** was duly made by Dave Bartholomew and seconded by John Shepherd to approve the proposed contract with Knupp, LLC and to authorize the Association Manager to have the large piles of snow hauled away, if necessary, in order to eliminate traffic and safety issues. *Passed*

#### **Review/Approve Driveway Snow Removal Contract**

The Association Manager explained that the proposed driveway snow removal contract was identical to prior contracts for driveway snow removal with Baker and Associates except for date changes. A **motion** was duly made by Dave Bartholomew and seconded by Joe Hawkins to approve the proposed contract with Baker and Associates for driveway snow removal services for the upcoming winter season. *Passed*

#### **Other Business**

The was no other business to be discussed.

#### **Old Business**

There was no old business to be discussed.

#### **BMSA Delegate Report**

John Shepherd, Canyon View's BMSA Delegate explained that a) the BMSA was in the process of landscaping two of the islands in Spencer Blvd just below the Town Plaza, b) that all of the BMSA owned street lights have been converted to LED lamps which has substantially reduced the monthly electric expense, c) the summer's Movies Under the Stars program had a very successful attendance year and d) that the BMSA was planning to replace twenty trees that have died in addition to the new trees that are being planted in the newly landscaped islands on Spencer.

#### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by Dave Bartholomew and seconded by Joe Hawkins to adjourn the meeting at 7:50 PM.