

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of February 12, 2015**

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

Pre-Meeting Owners Open Forum

Penelope Olson stated that she was interested in serving on the board of directors and that she would like to be listed on the ballot for the upcoming Annual Meeting of the Members. Jo Darnall explained and the Association Manager confirmed that due to the election cycle of the association, no board member election would be held at this year's Annual Meeting since no board member terms were ending at this meeting.

Board of Director's Meeting

The meeting was called to order at 6:40 PM by Jo Darnall, President.

Approval of Minutes

A **motion** was duly made by Dave Bartholomew and seconded by John Shepherd that the January 8, 2015 Special Meeting of the Board minutes be approved. *Passed.*

Association Manager Report

The Association Manager's report was distributed and discussed. The report included the December 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 Jim Ervin that the financial reports through December 2014 be approved as presented, subject to audit. *Passed.*

New Business

Review/Approve FYE March 31, 2016 Budget

The Association Manager reviewed the draft FYE March 31, 2016 budgets in substantial detail and stated that if this budget was approved as drafted, the assessment rates would remain at \$490 per Bi-Monthly period. Further, that the association would be able to fund projected 2016 operating expenses and continue the current \$33,228 contribution to the reserve fund. After a thorough discussion regarding the importance of keeping realistic assessments while still assuring that the association had sufficient operating and reserve funds, a **motion** was duly made by John Shepherd and seconded by Dave Bartholomew to approve the draft budget for the FYE March 31, 2016 as prepared. *Passed*

Street Light Fixture Upgrade

The Association Manager explained the details regarding the opportunity to replace the associations aged street lamps (not the poles) with more efficient LED lamps. Further, he explained that rebates of \$100 per light are currently available and, although the expected payback would be nearly 11 years, given the age and the likelihood of expenses of maintaining the old fixtures, he believed that the association should convert the 10 street lamps to LEDs. Net of the rebate, the LED upgrade was projected at \$2,587.50. Following some discussion, a **motion** was duly made by Dave Bartholomew and seconded by Jim Ervin to approve the LED conversion for the association's ten street lights. *Passed*

Confirm Annual Meeting Date

Although the Annual Meeting date had been selected nearly a year earlier, the Association Manager asked the board to confirm that the Annual Meeting would be held on March 12, 2015. After those present, except Jim Ervin, indicated that they would still be able to attend on that date.

Other Business

Dave Bartholomew distributed copies of a sketch prepared by the owner of 287 Limberpine Circle indicating where she believed that her gutters were leaking.

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 board was considering the idea of adjusting the assessment rates charged to commercial properties since the cost of paying a full HOA assessment rate per every 500 square feet of commercial rate may be discouraging some businesses from locating in Battlement Mesa, b) that the BMSA and the Town of Parachute had entered into a Memorandum of Understanding and was participating in the development of the Parachute Comprehensive Plan, c) that the BMSA finished 2014 with sufficient funds to meet the association's required deposit to the reserve funds and d) that the BMSA Community Meeting would be held at the Grand Valley Recreation Center at 6:30 PM on April 23, 2015. Food will be served again this year.

Adjournment

With no further business to come before the Board, a **motion** was duly made by John Shepherd and seconded by Joe Hawkins to adjourn the meeting at 7:55 PM.