

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of May 14, 2015**

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

Owners Open Forum

In addition to the board members, Art and Carmen Litschewski, Jon Parsons and Don Jablonsky were present at this meeting.

Board of Director's Meeting

The meeting was called to order at 6: 38 PM by Jo Darnall, President.

Approval of Minutes

A **motion** was duly made by Dave Bartholomew and seconded by John Shepherd that the February 12, 2015 and the March 12, 2015 Board minutes be approved. ***Passed.***

Association Manager Report

The Association Manager's report was distributed and discussed. The report included the April 2015 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 Dave Bartholomew and seconded by Joe Hawkins that the financial reports through April 2015 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 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 Dave Bartholomew and seconded by John Shepherd to approve the proposed cooler start up and winterization contract with TD Services. ***Passed***

Weeds and the EPA Chemical Application Rate

The Association Manager explained that the EPA limits the amount of chemical that we can apply each year to our turf grass. In order to get a good weed kill result we can't divide the annual allowable application rate into more than two applications per year so we only apply chemicals twice per year. If we apply chemical early we won't be able to apply anything else until fall. As usual, Baker and Associates applied a pre-emergent in March which should have kept many dandelions from coming up; however; we still have a lot of dandelions this season.

The landscape contractor has spoken with a chemical manufacturer and has found a pre-emergent that may work better on dandelions, specifically, and they plan to apply this chemical in October so perhaps next season will see a better result. We are spot spraying some of the worst areas.

FYE March 31, 2015 Audit Report

The Association will conduct an audit again this year. The Association Manager explained that Blair & Associates is available to do the FYE March 31, 2015 audit and their pricing has not changed. After a brief discussion, the board directed the Association Manager to proceed to have Blair & Associates complete the audit.

Landscape Request, 233 Limberpine

Prior to the meeting, Brian and Lesa Rust submitted a written request to enlarge their patio by adding pavers beyond their existing concrete patio and to replace the metal edging that divides the turf grass and the rock area that is between 233 Limberpine and 213 Limberpine. The work would be done at the owner's expense. After a brief discussion of the proposal, a motion was duly made by John Shepherd and seconded by Joe Hawkins to table the matter to a later date and for the board members that are available to meet on Monday, May 18th to look at the proposed project. *Passed.*

Maintenance Matrix

The Association Manager explained that Western Law Group had completed the draft Maintenance Matrix and reviewed the draft matrix with the board. After some discussion, the board directed the Association Manager to contact Western Law Group to inquire about how difficult it would be to move the foundation line item from homeowner responsibility to association responsibility, thus no action was taken on the maintenance matrix.

Other Business

The Association Manager explained that the Association's balances at Alpine Bank were close to the FDIC insured limit and suggested that the Association should move \$75,000 from Alpine Bank to an Edward Jones account. After a brief discussion, a motion was duly made by Dave Bartholomew and seconded by John Shepherd to authorized the Association Manager to move \$75,000 from Alpine Bank over the a new Edward Jones account. *Passed.*

Old Business

There was no old business to be discussed.

BMSA Delegate Report

John Shepherd, BMSA Delegate, presented a short summary of recent BMSA activities and actions.

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 9:10 PM.