

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of September 10, 2015**

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

Owners Open Forum

In addition to the board members, three owners were represented.

Art Litschewski asked about:

1. The speed limit on the internal Canyon View streets; if there is one,
2. The status of the touch up painting, including the windows of his house,
3. If the Association planned to add some additional rocks around his house and
4. Commented about some mowing issues

Carmen Litschewski inquired about when the asphalt would be replaced on Limberpine Circle where the Metro District repaired the water line break.

Board of Director's Meeting

The meeting was called to order at 6: 59 PM by Jo Darnall, President.

Approval of Minutes

A **motion** was duly made by Dave Bartholomew and seconded by John Shepherd that the May 14, 2015 Board meeting minutes be approved as prepared. *Passed.* A **motion** was duly made by John Shepherd and seconded by Dave Bartholomew that the July 1, 2015 Special Board meeting minutes be approved as prepared. *Passed.*

Association Manager Report

The Association Manager's report was distributed and discussed. The report included the July 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 John Shepherd and seconded by Dave Bartholomew that the financial reports through July 2015 be approved as presented, subject to audit. *Passed.*

New Business

Architectural / Landscape Improvement Requests

The applications from the owners of 28 Limberpine and 182 Limberpine were reviewed and discussed. After the discussion, a **motion** was duly made by Dave Bartholomew and seconded by John Shepherd to approve the request from 28 Limberpine with the following conditions:

1. The Association will bear the cost of removing and replacing the shrubs on the side of the house and in the back of the house.

2. The owner will be responsible for the full cost of constructing the patio enclosure and the enclosure will not exceed 48 inches in height.
3. The owner will sign a restrictive covenant agreement that will be filed with Garfield County and the agreement will state, in part, that the owner will forever be solely responsible for the cost of maintaining and if ever removed the removal of the patio enclosure. The motion *Passed*.

A **motion** was duly made by John Shepherd and seconded by Dave Bartholomew to approve the request from 182 Limberpine with the following conditions:

1. The owner will reimburse the Association for the cost of the new tree that will be planted in the front yard at 182 Limberpine.
2. The Association will plant the tree for the owner at no cost to the owner and will make a best effort to avoid having to make significant changes to the sprinkler system in order to plant the tree in the approximate center of the front yard; however, if significant changes had to be made to the sprinkler system in order to plant the tree, approximately in the center of the front yard, the owner would reimburse the association for the actual cost of modifying the sprinkler systems.
3. The tree will be a smaller-sized (when grown) tree variety but not a crabapple. The motion *Passed*.

Maintenance Matrix

The Association Manager explained that Western Law Group had completed the draft Maintenance Matrix and reminded the board that he was directed at the May meeting 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. Per the attorney, although that is possible it would require a member vote and changes to the declarations. The Manager further explained that if the board chose to do so, the maintenance matrix could be amended at a later date. After a short discussion regarding the asterisk that appeared a couple of places on the draft matrix, a **motion** was duly made by John Shepherd and seconded by Dave Bartholomew to approve the Maintenance Matrix as corrected, (removal of the asterisks) with the understanding the Matrix will become effective on October 1, 2015. Further, that the association will distribute copies of the matrix to all owners and post the matrix on the association's website. *Passed*.

Other Business

John Shepherd, speaking as the Canyon View BMSA Delegate explained that Ursa Operating Company has submitted an application to Garfield County for a Special Use Permit and that the first step in the process is a public hearing that is scheduled before the Garfield County Planning Commission on September 23, 2015. Following that hearing the matter will advance to a public hearing before the Garfield County Board of County Commissioners. The Planning Commission hearing will be held in Glenwood Springs. At this point, the date and place for the Board of County Commissioners public hearing on the matter has not been set. John asked the board for approval to ask the BMSA board to write a letter to the Board of County Commissioners asking that, when the hearing before the Board of County Commissioners is held, that the meeting be held in Battlement Mesa rather than in Glenwood Springs. The other board members who were present at the meeting, supported the idea and asked John Shepherd to raise the issue at the September 2015 BMSA board meeting.

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 John Shepherd to adjourn the meeting at 8:00 PM.