

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

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

Owners Open Forum

In addition to the board members, Barbara Lindt, 12 Cedar Ct. attended the meeting.

Board of Director's Meeting

The meeting was called to order at 6:41 PM by Joe Hawkins, Vice President.

Approval of Minutes

A **motion** was duly made by Dave Bartholomew and seconded by Joe Hawkins that the September 9, 2015 Board meeting minutes be approved as prepared. *Passed.*

Association Manager Report

The Association Manager's report was distributed and discussed. The report included the October 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 October 2015 be approved as presented, subject to audit. *Passed.*

New Business

Review/Approve Street Snow Plowing Contract

The Association Manager explained that the contractor that plowed last year had decided not to plow this season and that a draft contract for street snow plowing services had been negotiated with JC Excavating. JC Excavating is based in Parachute and has a lot of equipment, most of it new, including loaders and dump trucks. JC Excavating does not currently have a sander, although they have indicated that they may purchase a sander. After a brief discussion regarding the need to have a proficient snow plow company under contract a **motion** was duly made by Dave Bartholomew and seconded by John Shepherd to approve the proposed street snow plowing contract with JC Excavating. *Passed.*

Review/Approve Driveway Snow Removal Contract

The Association Manager presented a draft contract with Baker and Associates for the driveway snow removal for the upcoming season. The contract's terms and conditions were identical to the prior contracts with Baker and Associates, except for dates. Following a brief discussion regarding the importance of plowing all driveways regardless of whether or not the home was occupied (unless the owner has already plowed the snow from the driveway) a **motion** was duly made by Joe Hawkins Dave

Bartholomew and seconded by Dave Bartholomew to approve the proposed driveway snow removal contract with Baker and Associates. *Passed.*

Maintenance Matrix

The Association Manager explained that he had been asked to add Maintenance Matrix as an agenda item so the board could consider possible revisions. John Shepherd suggested that since neither Jim Ervin nor Jo Darnall was present at the meeting, this item be deferred to a later date. All agreed.

Architectural / Landscape Improvement Requests

The application from the owners of 190 Limberpine was reviewed and discussed. After the discussion regarding the need for all new trees to be fruitless, a **motion** was duly made by Dave Bartholomew and seconded by Joe Hawkins to approve the request from 190 Limberpine with the restriction that the tree must be suitable for the proposed location and that it is a fruitless variety.

Other Business

There was no other business to be discussed.

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 7:18 PM.