

**CANYON VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of February 11, 2016**

<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>	Open	Director

**Owners Open Forum**

Bobbi Prentice was the only non-board member at this meeting.

**Board of Director's Meeting**

The meeting was called to order at 6:45 PM by Jo Darnall, President.

**New Business**

**Approval of Minutes**

A **motion** was duly made by John Shepherd and seconded by David Bartholomew that the December 17, 2015 Special Board meeting minutes be approved as corrected. **Passed.**

**Association Manager Report**

The Association Manager's report was distributed and discussed. The report included the January 2016 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 Joe Hawkins that the financial reports through January 2016 be approved as presented, subject to audit. **Passed.**

**Review/Approve FYE March 31, 2017 Budget**

The Association Manager reviewed the draft FYE March 31, 2017 budgets in substantial detail and stated that if this budget was approved as drafted, the assessment rates would increase by \$5 per Bi-Monthly period to \$495. Further that the primary new expense behind the proposed increase was the anticipated extra expense associated with the board's December 17, 2015 decision to amend the Maintenance Matrix and assume the responsibility for the plumbing roof jacks that have rubber seals. Projected annual repairs was approximately \$2,000 causing the proposed assessment increase.. The proposed 2017 budget would continue the current \$33,228 contribution to the reserve fund. After a discussion regarding the projected repair cost associated with the plumbing roof jack repair/replacements, a **motion** was duly made by Dave Bartholomew and seconded by Joe Hawkins to modify the proposed budget reducing the projected increase in the roof jack expense and to continue assessments at \$490 per Bi-Monthly assessment for FYE March 31, 2017. **Passed**

**Review/Approve Proposed Insurance Renewal**

The association's insurance policy was due to be renewed. Farmers Insurance's premium to continue the same coverage was up only slightly to \$18,122 for twelve months of coverage. After a brief discussion, a **motion** was duly made by John Shepherd and seconded by Joe Hawkins to authorized the Association Manager to renew the insurance with Farmers Insurance. **Passed.**

### **Review/Approve 27 Limberpine Architectural Request**

The board members reviewed the request from 27 Limberpine Circle to enclose their rear patio with a 42 inch tall enclosure constructed of cedar and redwood. After a brief discussion, a **motion** was duly made by John Shepherd and seconded by David Bartholomew to authorized the owners of 27 Limberpine Circle to enclose their concrete patio as described in the architectural request with the condition that they also execute a restrictive covenant agreement accepting the responsibility to be responsible for all required maintenance on the enclosure . *Passed.*

### **Other Business**

There was no other business to be discussed.

### **Old Business**

There was no old business to be discussed.

### **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 8:15 PM.