

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of December 17, 2014**

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

There were no non-board of director Members in attendance at this meeting.

Board of Director's Meeting

The meeting was called to order at 7:00 PM by Jo Darnall, President.

Approval of Minutes

A **motion** was duly made by Dave Bartholomew and seconded by Jim Ervin that the November 11, 2014 meeting minutes be approved. *Passed.*

Association Manager Report

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

New Business

Discuss Possible Litigation Matter

John Shepherd made a **motion** that was seconded by Jim Ervin to go into Executive Session at 7:10 PM to discuss a possible litigation matter. The motion *passed.*

Dave Bartholomew made a **motion** that was seconded by John Shepherd to come out of Executive Session at 8:08 PM. The motion *passed.*

A **motion** was duly made by John Shepherd and seconded by Dave Bartholomew for the Canyon View HOA to hire a licensed building inspector to inspect two items on the property located at 287 Limberpine Circle, specifically a) the supporting post on the patio at the back of the house for structural integrity and b) the drainage from the roof directly above the patio at the corner where the roof line jogs out for the covered portion of the patio to determine whether or not a "kicker" needs to be added to direct the run off from the roof into the gutter. Further, the motion and second directed the Association Manager to discuss this matter with Western Law Group and work with them to prepare a letter from Western Law Group to

the owner of 287 Limberpine Circle which would inform the owner that the Canyon View HOA will either make appropriate repairs or has already repaired a) the leak in the gutter at the corner of the garage above the entryway sidewalk, b) repair the short retaining wall behind 287 Limberpine Circle, c) repair or replace any shingles on 287 Limberpine Circle that have failed and are in need of replacement, d) modestly reconfigure the surface contour behind 287 Limberpine Circle to more effectively direct water away from the patio on the back of 287 Limberpine Circle and e) caulk the crack in the 287 Limberpine Circle patio. The letter will also advise the owner that if the inspection by the licensed inspector of the two aforementioned items indicates that the patio post is materially structurally deficient and / or the gutter above the patio needs a “kicker” added, the Association will make necessary repairs. Finally, the letter will inform the owner of 287 Limberpine Circle that the Association is not responsible for any maintenance or replacement of the patio and that the caulking listed in item “e” above should not be construed to mean that the Association will maintain or replace the concrete patio now or in the future. The motion *passed*.

BMSA Delegate Report

John Shepherd, Canyon View’s BMSA Delegate explained that the Town of Parachute and the Battlement Mesa Service Association have entered into a Memorandum of Understanding (MOU) regarding the development of a Comprehensive Plan. Funding for the \$125,000 plan will be provided by the Town of Parachute (\$62,500) and a DOLA grant (\$62,500). Battlement Mesa Service Association will participate in the development of the plan but not the funding of the plan.

Adjournment

With no further business to come before the Board, a **motion** was duly made by John Shepherd and seconded by Jim Ervin to adjourn the meeting at 8:32 PM.