

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of May 12, 2016**

PRESENT:	Jo Darnall	President
	Joe Hawkins	Vice President
	John Shepherd	Secretary Treasurer
	Trish Pate	Director
	Open	Director
ALSO PRESENT:	Keith Lammey	Association Manager
ABSENT:	None	

Owners Open Forum

In addition to the Board of Directors, this meeting was attended by Bonnie Smeltzer, Walt and Cindy Moyer and by Barbara Lindt.

Director Pate commented that she believed that the Association watered way too much, especially when compared to how she normally watered when she lived on the Front Range. Following some discussion on the watering issue, the Board asked that the Association Manager arrange a meeting as soon as convenient for all to discuss this matter with Eric Short, Baker and Associates Landscape Maintenance.

Board of Director's Meeting

The meeting was called to order at 8:01 PM by Jo Darnall

New Business

Approval of Minutes

A **motion** was duly made by Trish Pate and seconded by Joe Hawkins that the March 10, 2016 Board meeting minutes be approved. *Passed.*

Association Manager Report

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

Discuss Open Board of Directors Position

The Association Manager explained that since Director Bartholomew had moved and as a result, resigned from the board, the board had the right to appoint a Member to fill the open position, or to leave the position open. He further stated that since it was likely that many Members didn't know that Director Bartholomew had resigned and that the board had the right to appoint someone to fill the position, it would be better to send out a notice to all members inviting them to express an interest in being appointed to the position. Following a brief discussion on the pros and cons, the board directed the Association Manager to send a notice to all Members along with information about what serving on the board involves and an opportunity to explain why they would like to serve as a board member. All agreed that the appointment would be made at the September 8, 2016 board meeting.

Review/Approve Swamp Cooler Contract

The Association Manager explained that the proposed Swamp Cooler Contract with TD Services was exactly as the terms of the prior contract except for the dates. After a brief discussion, a **motion** was duly made by John Shepherd and seconded by Trish Pate to approve the TD Services Contract for this year's Swamp Cooler start up, maintenance and shut down. *Passed.*

Other Business

The Association Manager explained that he had been asked by the owner of 25 Poppy Court if the Association would be willing to paint all of the trim on her house a different color. Apparently the house is being listed for sale and the realtor suggested that it may sell better if the trim was a dark color. The Manager further explained that although the front door and the front door jamb were in serious need of painting, the remainder of the trim and the siding was at least satisfactory. He estimated that it would cost about \$1,000 just to paint all of the trim since it is some labor intensive.

After a brief discussion on the matter a **motion** was duly made by Trish Pate and seconded by Joe Hawkins not to paint the trim as requested, but instead to explain to the owner that the house is scheduled to be painted this year or next and that the owner at that time would have the option to change all of the colors on the house. *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 John Shepherd and seconded by Trish Pate to adjourn the meeting at 8:10 PM.