

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of February 9, 2017**

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|----------------------|---------------|---------------------|
| PRESENT: | Jo Darnall | President |
| | John Shepherd | Secretary Treasurer |
| | Trish Pate | Director |
| | Beth Bascom | Director |
| ALSO PRESENT: | Keith Lammey | Association Manager |
| ABSENT: | Joe Hawkins | Vice President |

Owners Open Forum

No non-board of director members were present at this meeting.

Board of Director's Meeting

The meeting was called to order at 6:41 PM by Jo Darnall

New Business

Approval of Minutes

A **motion** was duly made by John Shepherd and seconded by Trish Pate that the November 17, 2016 Board meeting minutes be approved. *Passed.*

Association Manager Report

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

Review/Approve FYE March 31, 2018 Budget

The Association Manager provided a detailed explanation of the proposed budget for the fiscal year ending March 31, 2018. The proposed budget materials included a reserve fund projection out to March 31, 2028. After a lengthy discussion regarding the operating budget and reserve projections, a **motion** was duly made by Trish Pate and seconded by John Shepherd to approve a budget for the fiscal year ending March 31, 2018, which includes a \$5 per month increase, setting the bi-monthly assessments at \$500 vs. the current \$490. *Passed.*

Review/Approve Management Contract Renewal

The current association management contract ends on March 31, 2017. The Association Manager presented a proposed new three contract identical to the present contract except for the effective dates. Following a short discussion of the matter, a **motion** was duly made by Trish Pate and seconded by John Shepherd to approve the proposed association management contract for the period April 1, 2017 to March 31, 2020. *Passed.*

170 Limberpine Dispute

Following a discussion of the recent developments in the 170 Limberpine Circle matter, a **motion** was duly made by Trish Pate and seconded by Beth Bascom directing the Association Manager to have a stop payment applied to the uncashed \$1,671.68 check and to ask Western Law Group to prepare and send a

reply to the owner's attorney informing them that the association would not pay the \$3,343.35 which they claim is owed to the owner. *Passed.*

Other Business

Review/Approve Insurance Renewal

The Farmers Insurance renewal information was explained by the Association Manager. The proposed premium is up slightly from the present premium but still slightly below the amount budgeted for the next fiscal year. The coverage, which is nearly identical to the present insurance plan, includes a directors and officers' policy. A **motion** was duly made by Beth Bascom and seconded by John Shepherd to accept the insurance proposal from Farmers Insurance to provide insurance for the period April 1, 2017 through March 31, 2018. *Passed.*

Review/Approve Proposed Waste Removal Contract

Dependable Waste Services, Inc., who has provided the association's waste removal service for the past several years, is proposing a three year contract. Following several comments from the board regarding Dependable's dependability, a **motion** was duly made by Trish Pate and seconded by John Shepherd to approve the proposed three year contract with Dependable Waste Services, Inc. *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 8:51 PM.