

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of May 11, 2017**

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

Owners Open Forum

Debbie Wolchek, Linda Porter and Dave Streeter attended the meeting.

Linda Porter expressed her continuing desire to have two or three additional trees added to the open space behind her house (on the Stone Quarry side). Board Members expressed concerns about how trees planted up toward the walking path would be on Battlement Mesa Service Association property thus would require BMSA approval and secondly that unless the trees were planted very close to her house, they would block other owner's views of the Battlement. Additionally, depending upon where the trees were planted, it may be necessary to make significant changes to the irrigation system. Following the discussion, Linda Porter stated that she "doesn't care enough (about the additional trees) to fight about it so, don't worry about it."

Dave Streeter, a new owner, inquired about the possibility of enclosing his patio. The Association Manager promised to send him the Architectural Review Request form that would need to be completed in order to initiate the review process

Board of Director's Meeting

The meeting was called to order at 6:50 PM by Jo Darnall

New Business

Approval of Minutes

A **motion** was duly made by John Shepherd and seconded by Trish Pate that the March 9, 2017 Board meeting minutes be approved. *Passed.*

Association Manager Report

The Association Manager's report was distributed and discussed. The report included the April 2017 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 2017 be approved as presented, subject to audit. *Passed.*

Review/Approve Swamp Cooler Contract

The Association Manager explained that the proposed Swamp Cooler Contract with TD Services was identical to 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.*

Discuss Possible Concrete Work at 24 Larkspur

The Association Manager had obtained a bid to replace the concrete driveway at 24 Larkspur. Following a brief discussion of the poor condition of the driveway, a **motion** was duly made by John Shepherd and seconded by Joe Hawkins to approve the bid from Krabbe Construction, Inc. to replace the concrete driveway at 24 Larkspur. *Passed.*

Review/Approve Painting Contract

The Association Manager explained that the proposed painting contract with Brigid O'Leary, dba O'Leary Painting was virtually identical to prior painting contracts with O'Leary Painting except for the dates and the houses that were to be painted. He further explained that the exact houses to be painted had not yet been determined but would be following the upcoming painting survey. Following a short discussion about the continued satisfaction with O'Leary Painting's quality of work and pricing, a **motion** was duly made by John Shepherd and seconded Joe Hawkins to approve a contract with Brigid O'Leary, dba O'Leary Painting, to paint up to ten homes this season. *Passed.*

Other Business

Trish Pate asked if the other Board Members thought that the Association should host another summer/fall block party. After a short discussion of the positive feedback from last year's block party, the board agreed that a block party should be held again this year. John Shepherd agreed to take the lead on making the necessary arrangements. .

Old Business

There was no old business to be discussed.

BMSA Delegate Report

John Shepherd, BMSA Delegate gave a short report regarding recent Battlement Mesa Service Association activities including discussions regarding what should be done with the \$1 million that the BMSA expects to receive from URSA over the next fur years. This money will be taxable. No decision has been made yet on what this money will be used for.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Trish Pate and seconded by John Shepherd to adjourn the meeting at 8:03 PM.