

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of September 14, 2017**

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

Owners Open Forum

Bonnie Smeltzer, Bobbi Prentice, Linda Porter, Peggy Postlewaite, and Phil Mikkelson also attended the meeting.

Bonnie Smeltzer stated that her new Barberry bush wasn't looking that good and asked to have the drip line to it checked. Peggy Postlewaite wanted to address the board on some maintenance issues thus that was added as an end of the meeting agenda item.

Board of Director's Meeting

The meeting was called to order at 6:32 PM by Jo Darnall

New Business

Approval of Minutes

A **motion** was duly made by John Shepherd and seconded by Beth Bascom that the May 11, 2017 Board meeting minutes be approved. *Passed.*

Association Manager Report

The Association Manager's report was distributed and discussed. The report included the August 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 Beth Bascom that the financial reports through August 2017 be approved as presented, subject to audit. *Passed.*

Review/Approve Alpine Pavement Maintenance Bid

The Association Manager explained the Alpine Pavement Maintenance bid which consisted of three items: crack sealing, seal coating, and 240 sq. ft. of asphalt patching. Joe Hawkins asked if the patching included repairs at the intersection of Northstar and the lower Limberpine Circle entrance. Additionally, Joe pointed out that a small area directly in front of the driveway at 128 Limberpine should also be considered for patching because it had settled causing a small pond. After some discussion of the bid details, a **motion** was duly made by John Shepherd and seconded by Beth Bascom to approve the Alpine Pavement Maintenance bid totaling \$17,200 plus up to an additional \$2,000 to cover the cost of additional repairs at Northstar/lower Limberpine Circle and in front of 128 Limberpine. *Passed.*

Review/Approve Snow Plowing Contracts for the Winter Season

The Association Manager presented two draft contracts. The first contract with JC Excavating, Inc. was for the street snow plowing. The second contract was for the driveway and sidewalk snow removal with Baker and Associates. Rates for the street snow plow increased \$5 per hour over last year otherwise the

terms and conditions were identical to the prior year. The driveway and sidewalk snow removal was identical except for the effective dates to last year's contract. Following a brief discussion of the contracts, a **motion** was duly made by John Shepherd and seconded by Beth Bascom to approve the bid from JC Excavating, Inc. for the street snow plowing. *Passed.* A **motion** was duly made by John Shepherd and seconded by Joe Hawkins to approve the bid from Baker and Associates for the driveway and sidewalk snow removal services. *Passed.*

Discuss Complications from Outsourcing Covenant Enforcement to the BMSA

Steve Rippey, BMSA's Association Manager, has notified Canyon View Homeowners Association that they will no longer enforce any of Canyon View's covenants if they are more restrictive than the BMSA's covenants. They will only enforce BMSA covenants. Following an extended discussion of the matter, the general consensus of the board was to take no actions to arrange for enforcement of the more restrictive Canyon View covenants at least until the next board meeting.

Other Business

12 Poppy Landscape Care

Following a lengthy discussion about the condition of the turf grass, bushes and a tree in the common area around 12 Poppy Court, and the owner's dissatisfaction with it, the board and the owner agreed that: 1) the three plants in the front, left of the front door and below the front window would be completely removed, the holes filled in and the area covered with weed barrier and rocks. 2) The hole in the rock area right of the driveway where the association planned to plant a tree that was on order would be filled in and the area covered with weed barrier and rocks. 3) The nozzles in the sprinkler heads in the common area around 12 Poppy Court would be replaced with rotary heads designed for better performance in lower water pressure areas. All agreed that these actions, when completed, would entirely resolve the owner's issues with the common area landscape around 12 Poppy Court.

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 about the BMSA's plans to form a 501(C)4 corporation that would then receive the \$1 million that the BMSA expects to receive from URSA over the next four years. This money will be used to fund community projects in Battlement Mesa.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Beth Bascom and seconded by John Shepherd to adjourn the meeting at 8:14 PM.