

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

|                      |               |                     |
|----------------------|---------------|---------------------|
| <b>PRESENT:</b>      | Jo Darnall    | President           |
|                      | Joe Hawkins   | Vice President      |
|                      | John Shepherd | Secretary Treasurer |
|                      | Beth Bascom   | Director            |
|                      | Trish Pate    | Director            |
| <b>ALSO PRESENT:</b> | Keith Lammey  | Association Manager |
| <b>ABSENT:</b>       | None          |                     |

**Owners Open Forum**

Bobbi Prentice and Phil Mikkelson also attended the meeting.

Phil Mikkelson addressed the board regarding the patio cover that was installed by the prior owner of the house and the related Restrictive Covenant Agreement that the prior owner signed. Mr. Mikkelson stated that he believed that he was not bound by the Restrictive Covenant Agreement, which was filed in the Garfield County public records. Mr. Mikkelson called the agreement arbitrary and capricious.

Following an extended conversation on the matter, Mr. Mikkelson seemed to accept the boards view that if he wasn't informed about the agreement at the time of his purchase, he should take the matter up with the title company rather than with the Canyon View Homeowners Association. The board unanimously agreed that it believed the agreement was entirely enforceable.

Trish Pate commented that she thought the rock work that was completed this year at 80-90-100 Limberpine turned out very nice.

**Board of Director's Meeting**

The meeting was called to order at 7:05 PM by Jo Darnall

**New Business**

**Approval of Minutes**

A **motion** was duly made by Beth Bascom and seconded by John Shepherd that the September 14, 2017 Board meeting minutes be approved. *Passed.*

**Association Manager Report**

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

**Review/Approve Architectural Application, 156 Limberpine Circle**

The Association Manager distributed the architectural application from the new owner of 156 Limberpine Circle. The application was for an exterior, front door, color change. A Sherwin Williams "color deck" of colors was passed around which better showed the chosen color than what appeared in the actual application. Following a brief discussion, a **motion** was duly made by John Shepherd and seconded by

Trish Pate to approve the architectural application from 156 Limberpine Circle to change the color of the front exterior door. *Passed.*

## **Other Business**

### **Owner Correspondence/Complaint**

The Association Manager distributed copies of a recent email that he received from a Canyon View owner in which inappropriate remarks, perhaps even rising to a physical threat, was made to one of the Association's contractors. Following several questions regarding the details of the matter and hearing a suggested course of action from the Association Manager, the Manager was directed to proceed with that course of action which included an email reply to the owner and other correspondence.

### **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 that (1) another power pole was knocked down in an accident and was being replaced, (2) that another long stretch of the Battlement Parkway near the old fire station was being landscaped with rocks, trees and bushes, (3) that the landscape improvements at Turkey Trail Parks were nearly complete and (4) that the BMSA expected to receive the first \$250,000 payment from URSA and that \$125,000 of the first payment was pledged to the Community Park.

### **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 8:15 PM.