

**CANYON VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of February 8, 2018**

<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**

Art Litchewski, Mark Winter and Bob Gordon also attended the meeting.

Art Litchewski agreed to hand deliver meeting notices prior to future board of directors meetings.

Bob Gordon and Mark Winter asked about the large pot hole that is on Northstar fairly close to the upper entrance into Limberpine Circle. The board explained that Garfield County was responsible for the street maintenance on Northstar. The Association Manager agreed to pass this comment along to Steve Rippy, the BMSA Association Manager since he is the person that works with the county on many of the main streets in Battlement Mesa.

**Board of Director's Meeting**

The meeting was called to order at 6:35 PM by Jo Darnall

**New Business**

**Approval of Minutes**

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

**Association Manager Report**

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

**Review/Approve FYE 2019.03.31 Budget**

The Association Manager provided a detailed explanation of the proposed budget for the fiscal year ending March 31, 2019. The proposed budget materials included a reserve fund projection out to March 31, 2028. After a thorough discussion regarding the operating budget and reserve projections, a **motion** was duly made by Trish Pate and seconded by John Shepherd to approve the proposed budget for the fiscal year ending March 31, 2019, which will continue the bi-monthly assessments at \$500. *Passed.*

**Confirm Annual Meeting Date**

Following a brief discussion, the board acknowledged that the Annual Meeting should be held on March 8, 2018 as scheduled.

## **Old Business**

### **BMSA Covenant Enforcement of Canyon View Covenants**

Following an extended discussion regarding street parking on the Canyon View streets and the BMSA's lack of enforcement of this Canyon View covenant, the board directed the Association Manager to:

- a) Research the Canyon View documents to determine exactly when parking on the Canyon View streets is prohibited.
- b) To take enforcement action on those Members who are not complying with the Canyon View street parking regulations.

The board agreed that, if a hearing needed to be held on any Canyon View initiated covenant enforcement, the board would serve as the Hearing Committee.

### **BMSA Delegate Report**

John Shepherd, BMSA Delegate gave a short report regarding recent Battlement Mesa Service Association activities including that (1) the BMSA held a hearing on the oversized vehicle that is being illegally parked in Canyon View but had to continue the hearing to the February 2017 meeting (2) that the BMSA has created a 501(c)3 non-profit that will be the recipient of the URSA money and other contributions, (3) that the BMSA plans to replace all of the wooden Village signs with a natural stone style sign similar to the Fairway Villas sign and (4) that with the transition of the apartments, RV Park and some of the modular homes properties from Battlement Mesa Company to two new owners, the Battlement Mesa Company no longer held a majority vote on the BMSA board.

### **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 8:23 PM.