

CANYON VIEW HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF THE MEMBERS
Minutes of March 21, 2019

The meeting was called to order at 6:59 P.M. by Jo Darnall, President.

Notice

It was established that the notice of the meeting was sent out in compliance with the Association Documents.

Quorum:

A quorum was established with 22 lots represented; 11 lots represented in person and 11 lots represented by proxy.

Approval of Minutes:

A **motion** was duly made by Dean Harris and seconded by Bob Gordon to approve the March 8, 2018 Annual Meeting of the Members minutes as presented. *Passed.*

Financial Report:

The Association Manager presented the financial report for the period ended February 28, 2019. A **motion** was duly made John Shepherd and seconded by Dean Harris to accept the Financial Report through February 2019 as presented, subject to audit. *Passed.*

FYE 03/31/20 Budget Review:

The FYE 03/31/20 budget was presented and discussed. After a brief discussion, a **motion** was duly made by Dean Harris and seconded by Beth Bascom that the FYE 03/31/20 budget be ratified. *Passed.*

Discuss Xeriscape Concept:

The Association Manager and the Board of Directors presented an extensive overview of the xeriscape concept that is being considered as well as the history of how this landscape concept developed from concerns from a few Members and the Board about potential damage to a few homes due to excess rain and sprinkler run off. The group explained that the idea was not to convert all of the turf grass to landscape rock and most all commented that they enjoyed the Association's extensive green belts of turf grass. Several of the board members as well as Association Members commented on the moral obligation to not waste water and the increasing cost to the Association to properly maintain the turf grass.

Following a robust discussion of the concept by those Members in attendance, Jo Darnall asked the Members to indicate whether they were for or against proceeding with the xeriscape plan as discussed. The Members unanimously indicated a support of the proposal and encouraged the board to proceed with the xeriscape plan.

Beth Bascom suggested that the board should form a Member group to assist in the development of the xeriscape plan and asked for Member volunteers. Stuart Powell, Michael Hindes, and Dean Harris volunteered to assist the board with the project.

The Canyon View xeriscape project will be relatively small consisting of 3,000 to maybe 4,500 square feet of landscape renovation. Additionally the Battlement Mesa Service Association's 501(c) 4 has agreed to spend up to \$30,000 on the xeriscaping in their part of this project which will be on BMSA owned land. The exact square footage of the conversion project will depend on how elaborate the landscape designs are since more plants, more boulders, etc. translates to higher costs.

Election of Board Members

The terms of Jo Darnall and David Streeter ended at this meeting. Invitations to run for the two open positions were sent out with the Annual Meeting Notices; however no one returned a form indicating they were interested in serving on the board of directors. When asked, Jo Darnall and David Streeter both indicated that they were willing to serve on the board if nominated and elected. Following a call for nominations from the floor, and hearing none, a **motion** was duly made by Peggy Powell and seconded by Kathie Harris to close nominations and elect Jo Darnall and David Streeter to the two open board positions by acclamation. *Passed.*

Tax Resolution:

The proposed tax resolution which was included in the meeting handout was explained and reviewed. A **motion** was duly made by Dean Harris and seconded by Beth Bascom to accept the Tax Resolution as presented. *Passed.*

Other Business

There was no Other Business which required board action.

BMSA Report:

John Shepherd, Canyon View Homeowner Association's delegate to the Battlement Mesa Service Association explained that:

- The BMSA continues to be in good financial health with a substantial reserve fund. (John is the BMSA's Secretary/Treasurer).
- The BMSA is continuing their program to landscape the Battlement Parkway medians and have received many favorable comments regarding the median sections that have been completed.
- The BMSA is expecting to receive the third installment of four \$250,000 installments from Ursa Operating in connection with their drilling activities within the Battlement Mesa Planned Unit Development, (PUD). These funds are being paid to the BMSA's 501(c) 4 (Battlement Mesa Neighborhood Improvement Organization).
- The BMSA has replaced three street light poles in the last month due to damage caused by auto accidents. Fortunately the BMSA has a large supply of replacement poles. The pole replacement cost is usually recouped from an insurance claim.

Adjournment:

With no further business to come before the Members, a **motion** was duly made by John Shepherd and seconded by Bob Gordon to adjourn the meeting at 8:55 PM. *Passed.*