

**CANYON VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of May 14, 2020**

<b>PRESENT:</b>	Jo Darnall Beth Bascom John Shepherd Dean Harris	President Vice President Secretary Treasurer Director
<b>ALSO PRESENT:</b>	Keith Lammey	Association Manager
<b>ABSENT:</b>	David Streeter	Director

**This was a Telephone Meeting due to Covid-19**

**Owners Open Forum**

- There were no non-board members present at this meeting.

**Board of Director's Meeting**

The meeting was called to order at 6:34 PM by Jo Darnall

**New Business**

**Approval of Minutes**

A **motion** was duly made by John Shepherd and seconded by Dean Harris to approve the March 12, 2020 Board meeting minutes as prepared. **Passed.**

**Association Manager Report**

The Association Manager's report was distributed and discussed. The report included the April 2020 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.

The board directed the Manager to contact the mortgage lender – as the lender had previously requested – notifying them of the delinquency of one of the delinquent accounts.

A **motion** was duly made by Dean Harris and seconded by Beth Bascom that the financial reports through April 2020 be approved as presented, subject to audit. **Passed.**

**Review/Discuss Lawn Damage; 191 Limberpine Circle**

Photos, provided by the Association Manager, of the lawn damage near the 191 Limberpine Circle patio were reviewed and discussed. The Association Manager explained that the damage appeared to be the result of the owners at 191 Limberpine allowing their dog or dogs to poop and pee in the grass immediately behind their patio and failing to immediately clean up vs. taking the dog or dogs for a walk to do their business. The lawn will need to be treated in order to offset the excess nitrogen in the soil.

Following some discussion, the board directed the Association Manager to have the lawn treated to balance the soil then to invoice the owners for the cost.

### **Review/Discuss Architectural / Landscape Changes at 223 Limberpine Circle**

Photos, provided by the Association Manager, of the tiled side walk and entryway at 223 Limberpine Circle were reviewed and discussed. The Manager explained that the owner had not submitted an architectural / landscape change request before completing the work; or since.

During the review of the photos and associated discussion the board acknowledged that, as previously stated by the Manager, the workmanship appeared to be excellent and the colors were tasteful earth tones. The board agreed that the owner should have requested approval before proceeding with the work but elected not to impose a fine for not requesting approval provided that the owner sign a Restrictive Covenant Agreement that would be filed with Garfield County. The board directed the Manager to send a letter informing the owner of the Restrictive Covenant Agreement requirement which also explained that all further architectural / landscape changes MUST be reviewed / approved by the board before proceeding with any work.

### **Old / Other Business**

The Association Manager explained that:

- Cooler startup will be completed between May 18<sup>th</sup> and May 22<sup>nd</sup>.
- Three of the seven houses that will be painted this year have been painted.
- The patio fence that is falling over at 12 Cedar Court will be repaired, per the owner, as soon as she is able to get her son to remove the hot tub from the patio.

### **BMSA Delegate Report**

John Shepherd, the Canyon View Delegate to the Battlement Mesa Service Association board of directors, gave a brief BMSA Delegate Report advising that:

- The new electronic message sign that is being installed by the BMSA in Turkey Trail Park should be operational within seven to ten days.
- It appears as if URSA will completely default on its last two \$250,000 payments to the BMSA due to severely depressed gas prices and other factors.
- Eric Schmela, Battlement Mesa Company, is scheduled to update the BMSA on the pending sale of Battlement Mesa Company owned properties, and that significant changes from the original plan is expected.
- The BMSA is in good financial health with approximately \$600,000 in their reserve fund.

### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by Beth Bascom and seconded by Dean Harris to adjourn the meeting at 7:37 PM.