

**CANYON VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of September 10, 2020**

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

**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 6:32 PM by Jo Darnall

**New Business**

**Approval of Minutes**

A **motion** was duly made by John Shepherd and seconded by David Streeter to approve the May 14, 2020 Board meeting minutes as prepared. *Passed unanimously.*

**Association Manager Report**

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

A **motion** was duly made by John Shepherd and seconded by Dean Harris that the financial reports through July 2020 be approved as presented, subject to audit. *Passed unanimously.*

**Add Board Member as Authorized Signer, Alpine Bank**

The Association Manager explained that it would be advisable to have a third signer on the Association's bank accounts at Alpine Bank. Following a brief discussion, a **motion** was duly made by John Shepherd and seconded by David Streeter to add Dean Harris as a third signer on the Association's accounts at Alpine Bank. *Passed unanimously.*

**Review / Approve Driveway Snow Removal Contract for the 2020-2021 Season**

The Baker and Associates draft contract for the 2020-2021 winter season driveway and sidewalk snow plowing was reviewed. The Manager explained that the draft contract was identical, except for the date, to last year's contract and was with the same contractor. Following a short discussion on the issue a **motion** was duly made by Dean Harris and seconded by John Shepherd to contract with Baker & Associates to provide the driveway and sidewalk snow plowing services for the 2020-2021 winter season beginning November 1, 2020 and ending March 31, 2021. *Passed unanimously.*

**Review / Approve Street Snow Removal Contract for the 2020-2021 Season**

The two proposals for the 2020-2021 winter season street snow plowing were reviewed. One proposal required a retainer while the other did not. After a lengthy discussion on the pros and cons of both proposals, a **motion** was duly made by David Streeter and seconded by Dean Harris to contract with

Mountain Lawn to provide the street snow plowing services for the 2020-2021 winter season beginning December 1, 2020 and ending March 31, 2021. *Passed unanimously.*

### **Review/Discuss Unapproved Architectural / Landscape Changes at 32 Poppy Court**

The Association shared photos of the heavy, bright colored curtain that had been installed to completely enclose the patio at 32 Poppy Court and explained that it was added without requesting or receiving any architectural approval. Following a review of the photos and a brief discussion, a **motion** was duly made by Dean Harris and seconded by John Shepherd directing the Association Manager to send a letter to the owner of 32 Poppy Court informing him that the curtain should be removed until a proper architectural approval request has been provided to the Association and that request approved, if it is approved. *Passed unanimously.*

### **Discuss Possible Concrete Work at 16 Limberpine Circle**

Jo Darnall and the Manager explained that they had looked at the condition of the driveway at 16 Limberpine Circle and that they both believed that the driveway had reached the point where it met the Association's criteria of being a "safety hazard or a structural risk to the property" (in this case a safety hazard), thus it should be replaced. Following a brief discussion, a **motion** was duly made by John Shepherd and seconded by David Streeter to contract with Krabbe Construction Inc. to replace the driveway at 16 Limberpine Circle. *Passed unanimously.*

### **Old / Other Business**

The Association Manager explained that the cooler winterization would begin on October 5, 2020 and be completed by October 9<sup>th</sup>. TD Services will complete the work, per the contract, which was previously approved by the board.

### **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 BMSA is in good financial health with a substantial reserve fund balance.
- The new electronic message sign has been installed, by the BMSA, in Turkey Trail Park.
- Adding insult to injury, URSA now, in addition to defaulting on its last two \$250,000 payments to the BMSA, has filed for bankruptcy protection.
- Battlement Mesa Company's auction of all of its holdings in the Battlement Mesa PUD was been postponed and will now occur on October 17, 2020.

### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by David Streeter and seconded by Dean Harris to adjourn the meeting at 8:24 PM. *Passed unanimously.*