

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of February 12, 2021**

PRESENT:	Jo Darnall	President
	Beth Bascom	Vice President
	John Shepherd	Secretary Treasurer
	Dean Harris	Director
	David Streeter	Director
ALSO PRESENT:	Keith Lammey	Association Manager
ABSENT:	None	

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 6:47 PM by Jo Darnall

New Business

Approval of Minutes

A **motion** was duly made by Beth Bascom and seconded by Dean Harris to approve the November 12, 2020 Board meeting minutes as prepared. *Passed unanimously.*

Association Manager Report

The Association Manager's report was distributed and discussed. The report included the January 2021 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 Dean Harris and seconded by Beth Bascom that the financial reports through January 2021 be approved as presented, subject to audit. *Passed unanimously.*

Review / Approve the FYE March 31, 2022 Budget

Following a review and discussion regarding the proposed budget, a **motion** was duly made by David Streeter and seconded by John Shepherd to continue the current assessments at \$520 payable every other month. As proposed the Association would continue the present \$40,860 per year transfer to the reserve fund for future infrastructure funding. *Passed unanimously.*

Confirm Annual Meeting Date, Time & Format

Following a short discussion, the board directed the Association Manager to set up the Annual Meeting for March 11, 2021 at 7:00 PM. The general consensus of the board was that it would be an in-person meeting – with proper social distancing – and be held at the Grand Valley Fire Protection District, 124 Stone Quarry Road in Battlement Mesa.

Old / Other Business

Dean Harris inquired about the possibility of changing the assessment payment schedule from the present and historic every other month (six times per year) to a monthly (twelve times per year) payment (at a half current payment rate). The Association Manager explained that the assessment payment schedule is

prescribed in the Association's Declarations, thus in order to change the payment schedule the Declarations would need to be amended and approved by a minimum of 67% of the Members. Further that the Association would need to have their Attorney prepare the amended declarations prior to having the Members vote on the draft amendment. Following a discussion regarding the cost of having an amendment prepared, the board directed the Association Manager to inquire about the approximate cost of having the Association's Attorney prepare amended declarations.

There was a brief discussion of, at least three vehicles in the Association, that have expired plates and/or were, in essence, being stored on driveways and not driven (abandoned vehicles). The Association Manager agreed to investigate and then follow up with the BMSA regarding enforcement.

On the night of February 10th or 11th another window was broken in one of the Canyon View homes. Beth Bascom reported that it was her understanding that the Sheriff's office has arrested and charged an individual for the recent vandalism that has occurred in Battlement Mesa, including Canyon View.

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 continues to be in good financial condition with a substantial reserve fund balance; however, the Association ended 2020 slightly over budget. The 2021 annual BMSA assessment increased by a few dollars.
- Ursa has been acquired by Terra Resources but it is still highly unlikely that the BMSA will ever receive the \$500,000 debt owed to the BMSA.
- Despite the impacts of Covid, the BMSA has not experienced a significantly higher number of delinquencies in assessment payments.
- Battlement Mesa Company still owns several parcels, including the Town Plaza, that did not sell at the October 17, 2020 auction. There seems to be some interest in development, from the individuals that purchased some of the Battlement Mesa Company's undeveloped parcels.

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 8:20 PM. *Passed unanimously.*