

**CANYON VIEW HOMEOWNERS ASSOCIATION  
ANNUAL MEETING OF THE MEMBERS  
Minutes of March 11, 2021**

The meeting was called to order at 7:01 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 17 lots represented; 8 lots represented in person and 9 lots represented by proxy.

**Approval of Minutes:**

A **motion** was duly made by Penelope Olson and seconded by John Shepherd to approve the March 12, 2020 Annual Meeting of the Members minutes as presented. *Passed.*

**Financial Report:**

The Association Manager presented the financial report for the period ended February 28, 2021. A **motion** was duly made Dean Harris and seconded by Dave Streeter to accept the Financial Report through February 2021 as presented, subject to audit. *Passed.*

**FYE 03/31/22 Budget Review:**

The FYE 03/31/22 budget was presented and discussed. Penelope Olson asked if it would be possible to also include the current year's budget with the new budget in next year's Annual Meeting notice. After a brief discussion regarding how the reserve fund needs were determined, a **motion** was duly made by John Shepherd and seconded by Dean Harris that the FYE 03/31/22 budget be ratified. *Passed.*

**Tax Resolution:**

The proposed tax resolution which was included in the meeting handout was explained and reviewed. A **motion** was duly made by Don Mullen and seconded by Penelope Olson to accept the Tax Resolution as presented. *Passed.*

**Other Business**

Penelope Olson asked when the Association Manager's contract ended and suggested that the board request bids when it is time for renewal. Many Members and Board Members questioned the need to send out RFP's.

Penelope Olson stated that she believed that notices should be mailed or delivered to all Members immediately prior to board meetings. Several Members and Board Members explained that the dates were on the website, were printed on the back of all of the payment coupons, printed on the bottom of all of the meeting agenda's and that the meetings were – almost always – held at 6:30 PM on the second Thursday of the months of May, September, November, February and March, thus it seemed unnecessary to spend the association's funds on mailing meeting notices to all owners five times a year.

**BMSA Report:**

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

- The BMSA has about \$500,000 in its reserve fund.
- The BMSA ended 2020 with a small budget deficiency and that in order to assure that sufficient funding is available for 2021's Operating Expenses, the annual assessments were increased by a small amount.
- Ursa has defaulted on the last \$500,000 of the \$1,000,000 that they had agreed to pay to the BMSA (in connection with their drilling activities within the PUD) and has filed bankruptcy. Terra Energy has purchased most of the Ursa assets but has no obligation to pay the remaining \$500,000.
- Battlement Mesa Company has sold many of their developed and undeveloped assets in Battlement Mesa and is trying to sell their remaining assets that did not sell at the October 2020 auction. The Town Plaza was sold to new owners and the red roofed building across from Alpine Bank (not owned by Battlement Mesa Company) has been sold.
- The Parachute Town Council has approved the construction of a Love's Travel Center which will be built in the area Northeast of CR 300 in an 11.5-acre parcel approximately due North of TOP Adventures. The Travel Center will have a 13,700 square foot store, including a fast food restaurant, 7 diesel fueling locations, 12 auto fueling locations and a large truck scale. Access to the property will be from an extension of Cardinal Way to the Northeast from the intersection of Cardinal Way and CR 300.

**Adjournment:**

With no further business to come before the Members, a **motion** was duly made by Clell Routson and seconded by Don Mullen to adjourn the meeting at 8:13 PM. *Passed.*