

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of November 18, 2021**

PRESENT:	Jo Darnall John Shepherd Dean Harris David Streeter	President Secretary Treasurer Director Director
ALSO PRESENT:	Keith Lammey	Association Manager
ABSENT:	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 6:35 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 September 9, 2021 Board meeting minutes as prepared. *Passed unanimously.*

Association Manager Report

The Association Manager's report was distributed and discussed. The report included the October 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 David Streeter that the financial reports through October 2021 be approved as presented, subject to audit. *Passed unanimously.*

Review / Accept Audit Report FYE March 31, 2021

The audit report for the fiscal year ended March 31, 2021 was included with the board packet. The Association Manager pointed out that this audit report is a "clean audit/no exceptions" as stated in the report, "In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Canyon View Homeowners Association as of March 31, 2021, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America." Following a discussion regarding the report, including the reserve fund details shown in the Supplemental Information, a **motion** was duly made by John Shepherd and seconded by Dean Harris to accept the Audit Report for the fiscal year ended March 31, 2021 as prepared by Blair and Associates P.C. *Passed unanimously.*

Old / Other Business

- The Association Manager explained that based on a preliminary analysis of the reserve fund expenses, including the substantial expenses related to repairing the underground water lines, the assessment rates for the fiscal year ended March 31, 2023 may need to be increased in order to

create reserves for the reoccurring underground water line repair expenses. John Shepherd added that the future cost of removing dead trees and replacing them should also be considered.

- Dean Harris expressed concerns about automotive repairs which are being conducted on the driveway of one of the homes in Canyon View and asked if that was a covenant violation. The Manager confirmed that all auto repairs, other than washing and waxing, had to be completed inside of an enclosed garage and suggested that he take photos of the activity and send them to the Covenant Protection Officer at the BMSA. The same thing should be done with any vehicle that appears to be an abandoned vehicle.
- David Streeter commented that he had noticed a couple of “improvements” made by owners which were made without seeking architectural approval. Specifically, David noted a metal fence on Cedar Court and red curtains around a patio on Poppy Court.
- Dean Harris stated that one of the residents on Poppy Court was concerned that trees near the home were about to damage the roof and may need to be trimmed fairly soon. The Manager agreed to investigate and contact a tree service if needed.

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 board has approved a small increase in the annual BMSA assessment fee. Beginning in 2022 the assessment will increase by \$4 per unit but only \$2 per unit if the property is located in a sub-association such as Canyon View.
- The recently completed BMSA audit confirmed that the BMSA accounting records were, in essence, being maintained in compliance with GAP; in conformity with accounting principles generally accepted in the United States of America.
- Due to the recent property sales by Battlement Mesa Company, the BMSA board has expanded to 14 members and could eventually include 18 Delegates.
- The current BMSA President, Laurel Koning’s term is up soon and she doesn’t plan to continue as Board President.

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 7:55 PM. *Passed unanimously.*