

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of February 10, 2022**

| | | |
|----------------------|----------------|---------------------|
| 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 6:45 PM by Jo Darnall

New Business

Approval of Minutes

A **motion** was duly made by Dean Harris and seconded by David Streeter to approve the November 18, 2021 Board meeting minutes as prepared. *Passed unanimously.*

Association Manager Report

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

Review / Approve FYE March 31, 2023

The Association Manager explained that the Board of Directors needed to choose between two options: To leave the assessments at the same amount of \$520 per bi-monthly assessment payment and reduce the contribution to the reserve by over \$3,000 per year, or to increase the bi-monthly assessments rate from \$520 to \$540 and not reduce the annual reserve fund contribution.

He further explained that the change was needed in order to cover a \$3,405 increase in the Association's annual insurance premium. (The insurance premium is increasing because the cost of

rebuilding has dramatically increased). Additionally, the Manager recommended against not reducing the contribution to the reserve fund since the annual inflation rate has increased to 7.5% which will mean increases in future reserve fund costs.

Following a review and discussion regarding three draft budgets, a **motion** was duly made by David Streeter and seconded by John Shepherd to adopt a budget that increases the bi-monthly assessments from \$520 (every other month) to \$540 and absorb \$1,386 of the \$3,405 insurance cost increase by adding less to the reserve fund. *Passed unanimously.*

Discuss/Consider Architectural Review Request-72 Limberpine Circle

The Manager distributed copies of the Architectural Review Request from the owner of 72 Limberpine. The request was to install a fence around the portion of the owner's lot – at the rear of the house – which is not covered by the foundation/house “foot print.”

After reviewing and discussing the request, a **motion** was duly made by David Streeter and seconded by Beth Bascom to approve the request to include eight conditions of approval. *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 10, 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 and David Streeter expressed concerns about a few covenant violations that they have observed in Canyon View and asked the Manager to investigate them.

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 BMSA President, Laurel Koning has missed the last two meetings due to some health issues and may miss the February 15th board of directors meeting.
- The BMSA may not replace light poles along a section of West Battlement Parkway if more of them get run into and broken off because they believe that there are more lights in that section than what is actually required.

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 8:40 PM. *Passed unanimously.*