

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of May 12, 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
	Judy Palmer	Owner
	Mryna Payne	Owner
ABSENT:	None	

Board of Director's Meeting

The meeting was called to order at 6:34 PM by Jo Darnall

Owners Open Forum

- Judy Palmer briefly explained her trim color choice on her home.
- Myrna Payne requested that the Association clean the gutters more frequently and suggested that a French drain should be installed on the rear left corner of her house that would minimize the pooling of water due to water run off from the BMSA controlled sprinklers along the trail.
- Several Board Members commented about the speeding that seems to be a regular occurrence on Northstar, which is a county road.
- Jo Darnall suggested that the trees on the west side of Stone Quarry north of the Stone Quarry/Northstar intersection and some of the bushes at that intersection needed to be trimmed up for improved visibility for drivers exiting from Northstar. John Shepherd indicated that he would raise the issue with the BMSA.

New Business

Approval of Minutes

A **motion** was duly made by Beth Bascom and seconded by John Shepherd to approve the March 10, 2022 Board meeting minutes as prepared. *Passed unanimously.*

Association Manager Report

The Association Manager's report was distributed and discussed. The report included the March 2022 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 David Streeter that the financial reports through March 2022 be approved as presented, subject to audit. *Passed unanimously.*

Review / Approve Sewer Line Repair, 65 Poppy Ct.

The Association Manager explained the history of sewer line issues at 65 Poppy Court and the two bids from Roto Rooter and JC Excavating and the fact that the Battlement Mesa Metro District had offered to pay for the replacement of the Northstar concrete sidewalk and curb, and the street asphalt that would need to be removed in order to replace the sewer line.

Following a thorough discussion of the two bids, a **motion** was duly made by David Streeter and seconded by John Shepherd to approve a bid not to exceed \$12,000 for JC Excavating to complete the needed sewer line repairs at 65 Poppy Ct. *Passed unanimously.*

Discuss/Consider Architectural Review Request-100 Limberpine Circle

The Manager distributed copies of the Architectural Review Request from the owner of 100 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 John Shepherd and seconded by Beth Bascom to approve the request to include seven conditions of approval. *Passed unanimously.*

Manager Updates

- Cooler start up will begin on May 16, 2022 and should be complete by May 20, 2022.
- Brigid O’Leary will soon begin painting the homes that are scheduled to be painted this year.

Old / Other Business

- Dean Harris commented about the continuing problem regarding the vehicle with expired tags that is parked on the driveway at 52 Poppy Ct. The Manager explained that the BMSA was/has been/should be taking enforcement actions on the matter, then he promised to contact the BMSA to assure that appropriate enforcement steps were taken.

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 President, Laurel Koning has stated that she is willing to serve on the BMSA board, as President for one more year; however, she is still having some health issues which makes serving as the Board President much harder.
- The BMSA is in the process of landscaping more of the Battlement Parkway medians.
- The BMSA has initiated two foreclosure actions against BMSA Owners who are seriously past due on their assessments.

- The BMSA board has formed a committee to decide whether or not to allow an owner of property north of Turkey Trail Park to install a power pole in the park in order to get power to their new home site.

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 8:55 PM. *Passed unanimously.*