

**CANYON VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of September 15, 2022**

<b>PRESENT:</b>	Jo Darnall	President
	Beth Bascom	Vice President
	John Shepherd	Secretary Treasurer
	Dean Harris	Director
	David Streeter	Director
<b>ALSO PRESENT:</b>	Keith Lammey	Association Manager
	Judy Palmer	Owner
<b>ABSENT:</b>	None	

**Board of Director's Meeting**

The meeting was called to order at 6:30 PM by Jo Darnall

**Owners Open Forum**

- Judy Palmer shared a five-point list of changes that she would like to make to her property at 24 Larkspur Place; however, she did not provide the normally required Minor Projects application. In addition, Ms. Palmer explained that the paint code that the Association office provided to her was incorrect. After a brief discussion the consensus of the board was that the Association should reimburse Ms. Palmer \$35 for the cost of the paint.
- Beth Bascom explained that she was still waiting on the landscape contractor to replace the two dead plants in the front of her home.
- Dave Streeter commented that he had noticed that there is a piece of loose soffit at 80 Limberpine.
- Dave Streeter explained that the patio enclosure at 35 Aster Court also wasn't exactly built as approved since stain was used rather than paint on the fencing, although it is approximately the same color as the house trim. Additionally, Dave noted that the "indoor" type couch that was on the covered patio was against the covenants.

**New Business**

**Approval of Minutes**

A **motion** was duly made by Dave Streeter and seconded by John Shepherd to approve the May 12 2022 Board meeting minutes as prepared. *Passed unanimously.*

**Association Manager Report**

The Association Manager's report was distributed and discussed. The report included the August 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 Dean Harris and seconded by John Shepherd that the financial reports through August 2022 be approved as presented, subject to audit. *Passed unanimously.*

### **HB 22-1137**

The Association Manager provided a short summary of HB 22-1137 and the fact that the Association must now update their Collections, Covenant Enforcement and Meetings policies and that Western Law Group is willing to update the three polices for a fee of \$390. Following some discussion regarding the importance of complying with state law, a **motion** was duly made by Dean Harris and seconded by Beth Bascom to accept the Western Law Group proposal to update the three polices. *Passed unanimously.*

### **Discuss Reserve Fund Investment**

As shown on the July 2022 financial reports Canyon View had \$210,021 in their reserve fund. The Association Manager explained that Canyon View could move these funds to CD's at Edward Jones and earn between 3% to 4% return depending upon the length of the CDs. He recommended that the Association purchase CD's from Edward Jones with different maturity dates. Following a short discussion about the importance of earning a higher return on the Association's reserve funds, a **motion** was duly made by Dave Streeter and seconded by Dean Harris directing the Association Manager to purchase CD's from Edward Jones with variable maturities between 3 and 12-month maturities. *Passed unanimously.*

### **Discuss/Consider Architectural Review Request-12 Aster Ct.**

The Manager distributed copies of an email from a Canyon View board member in which the writer pointed out that the recently approve fencing enclosure at 12 Aster Court was not constructed as approved. The email explained that the fence supports were not permanently installed posts as was approved by the board.

After a thorough discussion regarding the importance of requiring owners to only build what was actually approved in a Minor Project request, a **motion** was duly made by Dean Harris and seconded by Dave Streeter directing the Association Manager to notify that the upright supports on the new enclosure need to be replaced with permanent posts in order to comply with the approved Minor Projects request. *Passed unanimously.*

### **Review/Approve Cooler Winterization Contract**

Since Tom Doudy, TD Services, formally resigned from his Cooler Maintenance contract with the Association earlier this summer, the Association Manager negotiated a replacement contract with Damond Culver which has the exact same contract terms but only covers the 2022 Cooler Winterization. After explaining Mr. Culver's background, which includes tenure as Head of Maintenance for the local School District complimented by other building and maintenance experience, he recommended that the board approve the proposed contract with Damond.

Following a short discussion on the matter, a **motion** was duly made by Dean Harris and seconded by Beth Bascom to approve the proposed Cooler Winterization Contract with Damond Culver. *Passed unanimously.*

### **Possible Open Board of Director Position**

Since Dean and Kathie Harris' Canyon View home is on the market, it is possible that the Association will need to appoint a replacement board member before Dean's term ends in March 2023. The Manager promised to make "Running for the Board" forms available to the board members to share with anyone who expresses an interest and willingness to serve on the board.

### **Old / Other Business**

#### **Color Change Request from 54 Limberpine Circle**

The owners of 54 Limberpine have asked to have their home painted in a three-color combination which included having the roof gable above the garage roof painted with SW 6342, Spicy Hue. The board consensus was that the other two colors to be used for the Body and the Trim are earth tones that seem to blend well with other homes in Canyon View. Following a lively discussion regarding the pros and cons of the Spicy Hue color and the painting of the gable area of the house, a **motion** was duly made by Dean Harris and seconded by John Shepherd to approve the three color and the gable paint design as request by the owners of 54 Limberpine. *Passed.*

#### **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 has \$17,000 left in their related 501(c)3 entity which needs to be used to avoid certain tax obligations. To date, no decision has been made regarding the funds.
- The BMSA is landscaping more of the Battlement Parkway medians this year.
- The BMSA has \$448,000 in its reserve fund which Steve Rippy insists is sufficient.

#### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by David Streeter and seconded by Beth Bascom to adjourn the meeting at 8:10 PM. *Passed unanimously.*