

**CANYON VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of September 12, 2023**

PRESENT: Jo Darnall President
Beth Bascom Vice President
John Shepherd Secretary Treasurer
David Streeter Director
Lorraine Larsen-White Director

ALSO PRESENT: Keith Lammey Association Manager

ABSENT: None

Board of Director's Meeting

The meeting was called to order at 6:45 PM by Jo Darnall

Owners Open Forum

- There were no Owners open forum comments.

New Business

Approval of Minutes

A **motion** was duly made by John Shepherd and seconded by Lorraine Larsen-White to approve the May 11, 2023 Board meeting minutes as prepared. *Passed unanimously.*

Association Manager Report

The Association Manager's report was distributed and discussed. The report included the July 2023 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 David Streeter and seconded by John Shepherd that the financial reports through July 2023 be approved, as presented, subject to audit. *Passed unanimously.*

Discuss I42 Limberpine Circle Attic Issue

The Association Manager explained that the master bathroom fan in I42 Limberpine Circle has been venting – since the house was built – into the attic rather than through the roof which has caused deterioration in the decking directly above the vent. Further, that on August 30, 2023 Ecos Environmental inspected the area and tested for mold. The Ecos report, in part, stated, “Staining was extensive however no moisture was present at the time of the inspection. Staining at this level indicates a heavy moisture presence at one time.”

The tests did not show harmful mold; just staining. To remediate, a) some of the roof decking will need to be replaced, and the bath room fan vents will need to be vented through the roof. Western Slope Roofing has provided a \$19,595 bid to replace the decking and re-roof the entire house. During the re-roofing, the bathroom vent will be properly vented through the roof.

Following the review of the five other Western Slope Roofing and Gray Mountain Roofing bids on Canyon View homes, a **motion** was duly made by John Shepherd and seconded by Lorraine Larsen-White that the bid from Western Slope Roofing on 142 Limberpine, 170 Limberpine and 24 Larkspur be approved. *Passed unanimously.* The Manager was directed to ask Western Slope Roofing to prioritize the re-roofing of 142 Limberpine over the other two homes to be re-roofed.

Review/Approve Cooler Winterization Contract

The proposed cooler winterization contract with Damond Culver for this year's cooler winterization services was reviewed and discussed. As proposed, the contract provided for a \$50 per cooler winterization fee; however, the Association Manager explained that Damond Culver had not yet agreed to the \$50 rate and requested that, he be allowed to increase the rate up to \$60 per cooler, if needed, in order to reach a final agreement with Damond Culver. After a discussion regarding the latitude to increase the per cooler winterization rate up to \$60, if needed, a **motion** was duly made by John Shepherd and seconded by Lorraine Larsen-White to approve the proposed contract, including the latitude to allow up to \$60 per unit, if needed. The motion passed three to one. David Streeter left the meeting prior to this vote; thus, he did not vote on the motion.

Review / Approve Street Snow Plowing Contract with Mountain Lawn

Following a review and discussion regarding the Mountain Lawn street snow plowing contract, a **motion** was duly made by Beth Bascom and seconded by John Shepherd to approve the proposed Mountain Lawn contract for the street snow plowing services for the November 2023 to March 2024 season. *Passed unanimously.*

Review / Approve Driveway Snow Removal Contract with Baker & Associates

Following a review and discussion regarding the Baker & Associates driveway snow removal contract, a **motion** was duly made by John Shepherd and seconded by Lorraine Larsen-White to approve the proposed Baker & Associates contract for the driveway snow removal services for the November 2023 to March 2024 season. *Passed unanimously.*

Discuss Minor Projects Request, Landscaping

The Association Manager explained that he had been asked to arrange to have a tree planted in the area behind the central mail boxes at the corner of Limberpine Circle and Larkspur Place where a dead or dying tree had been removed. Following a lively discussion on the issue, primarily regarding the cost of a replacement tree, a **motion** was duly made by Beth Bascom and seconded by John Shepherd to defer this agenda item/request until the Spring of 2024 when there was more clarity regarding the April 2024 to March 2025 budget. *Passed unanimously.*

Other / Old Business

There was no other or old business to be discussed.

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 continues to be in a healthy financial position with a current YTD net profit.
- Recently, another street light pole was lost due to an accident; however, the BMSA has replacement street light poles in stock.
- As noticed by Canyon View and other residents, construction has begun on the Half Moon development on the North side of Northstar across from Canyon View.
- Despite several follow up conversations with Vinnie Tomasulo, BMSA Acting Association Manager, no decision has been made regarding Canyon View's request for lighting of the existing Canyon View/Stone Ridge sign at the intersection of Stone Quarry and Northstar.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Beth Bascom and seconded by Lorraine Larsen-White to adjourn the meeting at 9:02 PM. *Passed unanimously.*