

**CANYON VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of November 7, 2023**

<b>PRESENT:</b>	Jo Darnall	President
	Beth Bascom	Vice President
	John Shepherd	Secretary Treasurer
	Lorraine Larsen-White	Director
 <b>ALSO PRESENT:</b>	 Keith Lammey	 Association Manager
	Amy & Chuck Perrin	Realtor/Developer
	Jean Lively	Member
	Clell Routson	Member
 <b>ABSENT:</b>	 David Streeter	 Director

**Board of Director's Meeting**

The meeting was called to order at 7 PM by Jo Darnall

**Owners Open Forum**

- Jean Lively inquired about the timing of when their home would be reroofed.
- Clell Routson asked when the Association planned to make needed repairs to the trim boards on the northeast side of his home and asked if the Association would be willing to enlarge that rock landscape area, under the trees, on the west side of his home. He explained that he had noticed water pooling there and if the area was rocked, the nearby sprinklers could be turned off or removed which would reduce the accumulation of moisture in that area.

**New Business**

**Review/Approve/Deny Architectural Design & Colors, 244 Limberpine**

Amy and Chuck Perrin attended the meeting to explain the design, materials and colors for the new home that will be constructed at 244 Limberpine Circle. After some discussion regarding the project and a Cottonwood tree which is in the common area between 244 Limberpine and 250 Limberpine, a **motion** was duly made by John Shepherd and seconded by Lorraine Larson-White to approve the new construction design, materials and colors, subject to the Association's standard conditions of approval for new homes, to include that the Association would remove the Cottonwood tree at the Associations cost. *Passed*

**Approval of Minutes**

A **motion** was duly made by John Shepherd and seconded by Lorraine Larsen-White to approve the September 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 September 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 Beth Bascom and seconded by John Shepherd that the financial reports through September 2023 be approved, as presented, subject to audit. *Passed unanimously.*

### **Review/Approve/Deny Architectural Colors, 224 Limberpine**

The Association Manager displayed the colors which the builder of 224 Limberpine planned to use on the new home that is under construction at 224 Limberpine Circle. The Association had previously approved the home design and materials. After a short discussion regarding the color scheme, especially the blue front entry door, a **motion** was duly made by Beth Bascom and seconded by Lorraine Larson-White to approve the requested colors EXCEPT for the blue door. *Passed.* The Association Manager agreed to discuss alternative door colors with the builder.

### **Review/Approve Audit Report**

The Association Manager provided an overview of the recently completed audit and explained that the Auditors found no exceptions and had determined that "the financial statements referred to in the report present fairly, in all material respects, the financial position of Canyon View Homeowners Association as of March 31, 2023 and the results of its operations and its cash flows for the year ended in conformity with accounting principles generally accepted in the United States." Following a brief discussion of the report, a **motion** was duly made by John Shepherd and seconded by Beth Bascom to accept the Audit Report as prepared by Blair and Associates, P.C. *Passed Unanimously.*

### **Review/Approve the Gutter Cleaning Bid from Projects Works LLC**

The proposed bid from Project Works LLC was discussed. The bid grouped the cleaning cost into three categories: heavy gutter clean out, light gutter clean out and inspection with a different price for each home depending upon how full the gutters are. After considerable speculation about how many homes fit into each category, a **motion** was duly made by Beth Bascom and seconded by Lorraine Larson-White to accept the bid with the correction of 67 vs. 71 homes and that the contractor keep a list of which homes were in each of the three categories and bill the Association accordingly. *Passed.*

### **Roofing Update**

The Association Manager explained that 142 Limberpine Circle was in the process of being reroofed. Two more homes will be reroofed in early December 2023, weather permitting.

### **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.
- Construction has begun on the Half Moon Village development along Northstar between Stone Quarry Road and Stone Ridge Village. The developer has decided to actually build the townhomes vs. just selling lots.
- Planning continues for the 97-unit, Elk Run development that is planned between Spencer Parkway and East Battlement Parkway.
- A Brickhouse Italian Restaurant will open in December 2023 in Saddleback Center.

### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by Beth Bascom and seconded by John Shepherd to adjourn the meeting at 8:56 PM. ***Passed unanimously.***