

Canyon Club Homeowner's Association
Board Meeting
November 21, 2017

Attending BOARD Members:

Lofton Petty – President

Susan Schubert – Vice President

Angie Miller – Treasurer

Karen Thurman – Member at Large

- The meeting was called to order at 6:30 pm by President, Lofton Petty
- Introductions were made by attendees and the Board, Jef Henderson and Kyle Bowman of the Maintenance team
- September 19 Meeting Minutes were provided in the meeting packets but not read aloud at the meeting. A motion was made to approve the minute as written, was seconded, and Meeting Minutes were approved.

GUEST SPEAKERS

MWH CONTRACTORS AND DENVER WATER

Drew from MWH Contractors and Katie from Denver Water were at the meeting to give an update on the water tank project and answer questions.

- The project is ahead of schedule by a couple weeks and should be done by September, 2020.
- They are about ready to pour the base to tank 2, which is scheduled for Saturday, December 2nd weather permitting. Tank 2 should be complete by early summer 2018.
- Tank 1 is about ready to be filled and checked, followed by tank 3.
- Once tanks 1 and 3 are operational the two existing tanks will be demolished.
- A new pump station will be built toward the NW corner of the property and the old one will be demolished
- Some of the area of the old tanks will be converted into a retaining pond, and a drainage channel will be put in just west of our fence to prevent storm runoff from flooding Canyon Club.
- Dirt mounds will be used to backfill around tanks once tank 2 is completed. It is estimated this will take about one year.
- Retaining walls will be built around the tanks on the Canyon Club side and will be landscaped so that only three feet of the tanks will be visible.
- New fencing will be going up along Happy Canyon Rd with landscaping to be the final stage.

PRESIDENT'S REPORT

LOFTON PETTY

- The year has flown by and the holidays are upon us. We have had a lot going on. I hope the information provided by Denver Water and MWH Contractors was informative and helpful. In January the guys from Impact Claims will be at the meeting to update everyone on the insurance claim. If anyone has a topic they would like to have a guest speaker at a meeting, let us know and we will see what we can arrange.
- On November 1st, Lila Swallow passed away at the age of 92. Lila had been a resident for well over 35 years and was very active in the community along with serving on the Board. Since her husband passed in 2003 she has been in Palisades CO with a longtime friend and would visit Denver and Canyon Club as she could. The family will be holding a "Remembrance Open House" on December 14th, here in the clubhouse from 2-5 pm. This is not a service, it is to meet the family, share the memories and good times.
- We are still working on the insurance claim with American Family. The policy time limits were about to expire but American Family agreed to a tolling agreement extending the time limit. This has allowed them some more time to investigate the claim. They had some adjusters out here on the 14th thru the 16th doing some intrusive testing on our roofs. We are waiting to hear on the outcome of these tests but it could take a couple months.
- The electrical work on the master switches has started. Several buildings have been completed, but the parts for the two switch panels came in wrong and had to be reordered. These parts should be here this week. We are posting notices on front doors letting everyone know if they will be without electricity for the whole day or just a couple hours when the transformers are shut off to isolate the building being worked on. We have a map from Xcel with what transformers feed what buildings, but it is not totally correct. We have had a couple instances where we missed buildings because the map showed them being connected to a different transformer.
- If you have not changed your electrical panel in your unit, we highly recommend that you consider having it done. You can choose your own electrician or McBride Lighting and Electrical is doing the work for \$1,450 including permit and inspection fees. They do not do drywall repair. Back the end of October an resident lost power to part of their unit. The electrician was called out and the old Zinsco panel was shorting out and melting the breakers. If this had not been addressed it could possibly started a fire and burned the whole building. This incident did not trip the old master switch which is another reason it was time to replace the master switches.
- A quick update on the new governing documents for Canyon Club. At the last meeting we signed the new Bylaws and made them effective that evening. The Declarations have been mailed to all mortgagees for approval. They have to respond by the end of December or it is assumed they approve. We will then be signing the Declarations and Articles of Incorporation and filing with the state.
- A committee was formed at the last meeting to review and make changes to the Rules/Regulations and Architectural Guidelines. They have had several meetings and expect to have these completed within two to three more meetings. Once completed the Board will then review and then they go to the attorney for approval. I want to say "Thank You" to Kent Litton and his committee for the time they have put into this project.

- We have had several issues with residents and/or guests not cleaning up after their dogs. This is not only disgusting but a health hazard. Letters have been sent to some owners and fines will be imposed if this continues. Cameras are being placed in various areas to catch the perpetrators.
- As a reminder we will be hosting a shred day for homeowners. This has been scheduled for Saturday, May 5, 2018, from 10 am to noon. If you want to take advantage, just bring your documents, old bills, old taxes, etc. in on that day and it will be shred at no cost.
- Winter is upon us. We please ask that you observe the parking guidelines so as to allow maintenance the opportunity to keep the streets and sidewalks clear. Keep an eye out for icy areas. Maintenance will do their best to keep things as clear as possible, but sometimes that is almost impossible. As in the past, maintenance has placed buckets with a mixture of ice melt and sand around the courtyards with a scoop. These buckets are new and the lids twist off. Please do not put them back on so tight that the next person can't get it off. If you see some ice, use the ice melt/sand mixture to help prevent falls. We do ask that it be used sparingly as too much ice melt in the grassy areas will kill the vegetation and not allow anything to grow back.
- Remember, if you have large items that need to be picked up by the trash company you must call this into the office. A fee is charged; we will call our trash company, get the fee and call you back. Once the fee is paid, the items may be put by the dumpsters and they will be picked up on the next pickup date. Maintenance and I are the only ones who can call in pick-ups for large items. If you see anyone leave items by a dumpster, please call the office with any information. Items left at dumpsters cost all homeowners if not paid for by those whom left the item.
- As you may have noticed, a few changes have been made to the clubhouse. We added a new TV to the clubhouse and also replaced the one in the fitness center. Cable has been installed on both TV's with the X1 package in the clubhouse. Maintenance has installed two new ceiling fans, built and installed barn doors over the passage between the kitchen and bar area. We are still working on getting the fitness center remodeled. It has been hard finding commercial contractors who want to take on such a small job when there is so much work to be had.
- This year is almost over. We have had a beautiful fall with exceptionally warm weather. As we go into this busy season we have a lot happening.
- Here are a few dates to remember:
 - Thanksgiving Day is November 23rd
 - Pearl Harbor Day is December 7th
 - Hanukkah begins on December 13th
 - Winter Solstice starts December 21st
 - Christmas Day is December 25th
 - New Year's Eve December 31st
 - New Year's Day is January 1st, 2018
 - Canyon Club Holiday Potluck date not set yet
 - Martin Luther King Day is January 15th
 - The next Board Meeting is January 16th
- From the Board and Maintenance, we wish everyone a Safe and Happy Holidays! May the New Year bring everyone Health, Happiness and Prosperity!

MAINTENANCE REPORT

JEF HENDERSON

- I would like to start out by introducing Maintenance's newest addition, Kyle Bowman. Kyle has a long history in building maintenance and we are excited to add him to the team. Maintenance has been quite busy these past couple of months. Upgrades to the clubhouse have started, and McBride Electrical continues to update the electrical panels.
- What maintenance has been up to:
 - Shut down and blow out irrigation.
 - Clean gutters and DesignScapes final fall clean up completed.
 - Finish laying sod in front of units 15/16 in place of tree that was cut down.
 - New HVAC unit on the roof for the clubhouse. Clearing out old furnace room.
 - Winterizing the pool, having a new safety cover made for pool and new cover installed.
 - New ceiling fans in clubhouse.
 - Replace old TV in clubhouse with new LG 65" smart TV and add FREE X1 cable service.
 - New coat rack installed in clubhouse.
 - New TV and FREE cable to fitness center.
 - Replace blinds between kitchen and great room with hand-made (by maintenance) barn doors.
 - Working with a contractor to do the lower clubhouse.
 - Removing seasonal furniture from pool.
 - Setting out new salt buckets around the property.
- With the holiday season upon us I would like to remind everybody what should or should NOT go down the drain. Around this time every year maintenance responds to numerous clog drain calls. Where our main 4" sewage pipes have been replaced and modernized, everything in the walls and ground is still almost 50 years old and cannot handle the waste we try to push through it.
- Do not flush / drain the following items through the garbage disposal:
 - Any kind of animal protein
 - Grease, oils, fats or anything of the sort from cooking
 - Fibrous vegetables i.e. celery, onions ...etc.
 - Flushable wipes (not flushable with our age plumbing) and other cotton products.
- We continue to have a major issue with animal waste. Please pick up after your pets, we work hard to keep the waste bins cleared out and bags stocked, there is no excuse to not pick up after your pets. If you see somebody not picking up after their pet please let the office know ASAP, a picture would also help with catching the people that do not care about this property.
- Anything left by or next to the dumpsters is unacceptable; we as a community literally pay for other people's laziness. Did you know that even one bag of trash left next to the dumpster the HOA gets charged if the trash guys pick it up? That is your money being wasted on others' lack of care. We have seen so much trash, beds, box springs, TV's, grills, boxes, furniture, the list goes on. Please just throw away your garbage and dog waste, we have provided every receptacle necessary, no more excuses.
- If you have any questions or comments please do not hesitate to contact the HOA office.

SOCIAL COMMITTEE REPORT

SUSAN SCHUBERT

- We would like to give Annette Argo and Randy Swenson a big “Thank You” for all their work putting together the Pumpkin Carving/Decorating Contest. We had 9 entries. First place went to Elna Cain, she received a \$20 King Soopers Gift Card and second place went to Katrina Davis who received a \$15 King Soopers Gift Card. It was fun to get together, visit, share some snacks and a little cheer.
- The Holiday Potluck will probably be held in January. Watch your emails along with notices that will be posted in the mailroom. If anyone would like to volunteer to help, please contact the office.

ARCHITECTURAL/LANDSCAPE COMMITTEE

KENT LITTON (prepared and read by Lofton Petty)

- No walkabout was done since the last meeting. Kent has been busy with overseeing the Rules/Regulations – Architectural/Landscape review committee. Kent made an announcement to the Board that he will be stepping down from the Architectural/Landscape Committee. I want to say a big “Thank You” to Kent for all his time and effort put in the last few years. He has truly made a difference at Canyon Club and it is Greatly Appreciated!
- We will be looking for someone who would like to chair this committee. This involves getting some residents together and walking the community every couple months looking for architectural and landscape issues along with rules violations. You would also be in charge of approving architectural requests with the help of maintenance and the board when needed. If you would be interested please contact a Board member or the office.

NEIGHBORHOOD WATCH COMMITTEE

No report this month.

TREASURER'S REPORT

ANGIE MILLER

- Angie reviewed the Funds Balance Sheet. Then Angie reviewed the Funds Income Statement and Budget Comparison. Angie then reviewed the Long Term Reserves. Expenses thus far for this year are \$2,164 for new carport numbers, \$77,785 for asphalt, \$882 was for patio completion, \$47,670 to resurface and replace coping and \$3621 in contingency for crawl space mitigation.

OLD BUSINESS

None presented.

NEW BUSINESS

- The traffic situation on Happy Canyon is bad since they changed the configuration on going south from I225 to I25.
- New apartment building going in at Quincy and Monaco, 175 units and 5 stories tall will add to the congestion on Happy Canyon.

- Rosie wrote a letter to the City of Denver but has heard nothing.
- Another resident stated it took 6 minutes to turn left out of the complex.
- A resident complained that an HVAC truck blocked her in and she could not find where they were. Asked if they are to check in with maintenance or office and the answer is no.
- Electrical boxes are much bigger than the old boxes and have created at least one problem with a fence.

GENERAL DISCUSSION

Resident comments and concerns.

- Trash piles up in front of dumpsters. If people could throw trash to back it would make it easier for short and disabled people to get trash in dumpster.
- A lot of recyclables are being thrown in dumpsters – need to educate community, maybe they are unaware we offer recycling.
- Stairs at recycling are awesome and help make things easier, however most people cannot get the lid closed. Could we add a handle or put a stick in the back to close lid.
 - *Jef: Maintenance has a stick we will put behind the dumpster to help close the lid, no way to attach handle because of the way it is emptied.*
- Can egg shells be put down the disposal?
 - *Jef: egg shells down the disposal is not advised. Grease causes the most problems, especially in two storied buildings and the lower unit is what is affected, not the upper unit.*

Nothing else – meeting adjourned at 7:45 pm.