

Canyon Club Homeowner's Association
Board Meeting
September 19, 2017

Attending BOARD Members:

Lofton Petty – President

Susan Schubert – Vice President

Angie Miller – Treasurer

Joni Lacey – Secretary

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
- Meeting Minutes approved for July 20

PRESIDENT'S REPORT
LOFTON PETTY

- First in your packet are July 20 minutes for review – contact Lofton with any questions.
- Summer is coming to an end. The weather is cooling down, leaves are starting to turn yellow and the pool has closed for the season.
- Back in July we had a couple Budget Meetings to set the budget for the upcoming year October 1, 2017 through September 30, 2018. After the numbers were crunched and everything was said and done, the budget committee suggested no increase in monthly dues starting October 1st. LCM will be getting coupon books out shortly. A big “Thank You” to everyone whom attended and gave their input.
- The work on the electrical main switches will begin shortly, probably within the next couple weeks. Once we have a schedule, it will be sent out via email and posted in the mail room and on the office door. Notices will be hung on individual doors a couple days prior to that building being done. Of course, schedules can change based on factors like weather, which are out of our control. Individuals having their interior panels done will work directly with McBride Electric for their scheduling. The Board has decided to open the clubhouse to those individuals whom are without power for the day, provided it is not rented. Bring your computer, drinks and snacks and enjoy the comfort of the clubhouse. WiFi is available.
- We are still working with Impact Claim Service and American Family on the hail damage from July 2016. Hopefully we will have some finalization on this soon.
- “Thank You” to all homeowners who placed their votes on the Bylaws and Declarations. We received a 72% approval on the documents so now we are working on getting approvals from mortgagees. This should be completed in the next few weeks. It is now time to start revising and

updating the Rules and Regulations and Architectural/Landscape Guidelines. We are going to set up a committee of homeowners who will review and re-write these documents. They will then present to the Board and then go to the attorney for final approval. If you are interested in helping, please sign up after the meeting.

- Please make sure the office has an email address for you so you will receive notices we send out. This is our primary means of communication. We do post notices in the mail room and on the office door also. If you do not have email, let the office know, he will print the notices and have them hung at front doors. We got away from this because we would find notices still hanging after several days or littering the property.
- As a reminder – Courtyards are visually and tangibly to be enjoyed by all residents. Please do not leave any personal belongings behind when you leave the area. This includes, but not limited to bikes, toys, outdoor furniture and doggy dodo! NO indoor furniture is ever to be placed outdoors anywhere in the common areas. Upper walkways (catwalks) should be free of obstacles at all times per fire code. Get you Fire Safety Equipment Reports in before the end of the month to avoid fines. Should the association be fined, this fine will be passed on the homeowner.
- Should you have large items that need to be picked up by the trash company you must call them 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. Jef, Zach 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.
- Snow is just around the corner. Please observe the street parking procedures so as maintenance can keep the streets and sidewalks clear. This means when parking on the street, leave at least one foot minimum between your car and the gutter. This allows maintenance to use the tractor plow to clean the sidewalks, help prevent ice dams and allows for proper drainage when the snow melts to help keep ice from forming. Salt and Sand buckets will be placed by entry's into courtyards from parking areas. Make sure you locate these buckets and feel free to use in the event you see some ice on the walkways. Be careful not to get this on turf and bushes as the salt will kill them. Please use proper footwear and when on the steps, use the handrails. This is for everyone's safety.
- This year is just flying by. Here are a few dates to remember:
 - Autumn begins on Friday, September 22nd
 - Columbus Day is October 9th
 - National Boss's Day is October 16th
 - United Nations Day is October 24th
 - Halloween is October 31st
 - Daylight Savings Ends November 5th
 - Election Day is November 7th and
 - Our next Board meeting will be November 21st
- We wish everyone a Safe and Happy Halloween!

MAINTENANCE REPORT

JEF HENDERSON

- DesignScapes are working on scheduling the next bush trimming, but are waiting for fall dormancy before beginning. Maintenance will double check when they switch to every other week for mowing and follow-up.
- Crawlspace checks – maintenance would go through and check the main sewer line junk remaining after those were replaced. As well as old furnaces, junk, etc. , to be cleaned and will notify the owner of options for removal. Maintenance does not handle that responsibility. With the loss of Kevin and being shorthanded has stopped progress on the checks but hoping to get started again. Mold? No – if something is obvious like standing water or rat droppings we will note issues and notify owners as needed.
- Once you have inspected do you let people know it has been completed? J: have a running list but will coordinate with Lofton to notify. L: if there is crap in there, homeowner will be notified that it needs to be removed and provide information for the company that does it – this is a homeowner responsibility.
- The company that blows out parking lots: are they changing schedule in fall? J: yes, goes bi-weekly soon and stopped sending emails once the full schedule was sent and posted. Certain areas are affected and signage is put in the parking lot as additional notification, but every week they blow things out so that there is not a bunch of clippings and debris left behind.

SOCIAL COMMITTEE REPORT

SUSAN SCHUBERT

- The pumpkin carving contest has October 29th as a tentative date – the winner will be based on who did the best job carving. The contest and judging will be at clubhouse, and a donated prize will be provided to the winner. Watch email and notice posting spots for more information, after we speak with the person who suggested the contest.

ARCHITECTURAL/LANDSCAPE COMMITTEE

KENT LITTON

No report this month.

NEIGHBORHOOD WATCH COMMITTEE

No report this month.

TREASURER'S REPORT

SPECIAL GUEST: SANDY REDMON

- Susan motioned for an approval of the FY18 Budget as discussed and presented. Motion seconded and passed.
- Susan motioned for an approval of the LTR FY18 as discussed and presented. Motion seconded and passed.

OLD BUSINESS

- None presented.

NEW BUSINESS

- We have discovered that we need to replace heating and air conditioning for the clubhouse. We've had multiple units over the years and one of the old units has a compressor out, the other barely works. With new Freon requirements to repair just one A/C unit is \$4,500. 00. The cost to fully replace the A/C and heater units with brand new equipment totals \$8,000. 00. Just servicing the equipment was costing \$1,000 a pop. So the board has decided that the best course of action is to replace the equipment.
 - Motion made to approve \$8,000 for replacing the heating and air conditioning equipment for the clubhouse.
 - *Motion approved by the Board.*
- Resident question – why is the replacement cost so high?
 - *Jef's response: the ductwork will need to be replaced to be compatible with the new units. Maintenance built a new platform to hold the equipment to save on cost. We have to have A/C and heat for the clubhouse so it doesn't make sense to spend over half of the total cost to keep limping along with old equipment that will eventually have to be replaced, and likely at a higher cost the longer we wait.*
- We invite everyone to go to canyonclubcondos.org and check out the new website. With the help of Aaron Ball, we have a whole new website design and have moved to a new hosting company due to our website being hacked by a Viagra site. Aaron put a lot of effort into making this happen and will be training the board to do the updates and maintenance of information and design.
 - Resident question – how often will it be updated?
 - *Lofton's response: the board has to do that and we have not yet set a schedule or assigned responsibilities.*
- Last item: the bylaws are now official. Declarations are still out with the mortgagees, we are hoping to finalize them within the next 2-3 weeks. We are capping rentals at 35% of the total population. If someone buys a unit and wants to rent it, the owner has to fill out the renter's application. If someone is buying as an investment property the Board needs to approve and wants to be aware of those units. There is also a hardship clause should owners have something like an employer transfer. The board tried to make it pass that owners have to live in their property for a year before renting, but attorneys declared that illegal. We cannot control who renters are, that is considered discrimination. The best we can do is try to control the number of rental units and still allow FHA loans for properties, so that is how it was written into the declarations.

OPEN DISCUSSION