

**January 17, 2012**  
**Board Meeting**  
**Canyon Club Condominiums Owners Association**  
**7:00 p.m. Canyon Club – Clubhouse**

**AGENDA**

- I. Call to Order**
  - Introduction of Attendees
  - Board Roll Call
  
- II. Approval of November 2011 Board Meeting Minutes**
  
- III. President's Report**
  
- IV. Budget Report**
  
- V. Committee Reports**
  - a. Architectural /Landscape
  - b. Maintenance Report
  - c. Social Committee
  
- VI. Old Business**
  
- VII. New Business**
  
- VIII. Adjournment**

**Canyon Club Homeowner's Association  
Board Meeting  
November 15, 2011**

Attending BOARD Member:

- Lofton Petty – President
- Susan Schubert – Vice President
- Jeff Sterkel – Member at Large
- Sandy Redman – Treasurer
- Bea Fittler-Totth – Secretary

The meeting was called to order at 7:02 pm by President, Lofton Petty.  
Introductions were made by attendees and the BOARD.

**Approval of August 2011 Budget Minutes and September 2011 Board Minutes**

Minutes from the August 2011 Budget Meeting and the September 2011 Board Meeting were not read, but provided in the meeting packet. A motion was made, seconded and the minutes were approved by the Board as written for the August 16, 2011 Budget Meeting and the September 20, 2011 Board Meetings.

**Reports**

**Presidents Report – Lofton Petty**

Lofton detailed the changes at the Canyon Club office, including the change in office manager and the new hours.

Our FHA Re-certification is in progress, however this may take some time, as the FHA offices are flooded with applications.

You will be noticing a change in the lights being used in the outside fixtures. Maintenance has been running a test on CFL and LED light bulbs over the past year. It seems the LED's have won. This will save every homeowner and the HOA on its electric bill. The costs of these bulbs have come down some, but are still expensive, so they will be phased in as the old bulbs burn out.

**Budget Report**

It is the end of our fiscal year and we did well in 2011, with only a small amount of money spent from the reserves. Because we have a surplus in the Money Market account, we are being encouraged to move some funds to a CD account. A vote was taken and a motion accepted to move \$40,000 into a six-year CD account.

**Committee Reports**

**Architectural/Landscape by Corrine Hatlen**

Two architectural requests have been received and approved since the last board meeting; a new door and storm door for #7 and a satellite dish for #31.

We are in the process of revising and updating the Architectural Design and Landscaping Guidelines. The next meeting for this review will be Tuesday, November 22nd, at 7:00 p.m. at the clubhouse. If you haven't been able to attend previously, please still feel free to come at this time to give your input. There will probably be a few more meetings until the updates can be presented for review by the Board.

If you would like to part of the architectural design and landscape committee or any other the committees for the complex, please advise the office. We always request if you notice anything in the complex that needs repair or attention, please contact the office or maintenance.

### **Maintenance by Adam Blake**

Wow, how fall keeps us busy. Over the last couple of months we have been making the usual seasonal transitions. The irrigation system has been winterized, and we have been watering in the new plantings by hand during our warmer, dryer weather. We have had a couple of snow storms which brought out the plows and shovels. I would like to thank the residents who have helped us with snow removal so far this year. Mark Olson, Kurt Rappel, Ronnie Villanueva, and Guzel Vafina all deserve a big thank you. Without such help there is no way we would be able to knock out the clearing of the snow efficiently.

We have also been working through cleaning and repairing problematic gutters and downspouts which have been noticed/reported during the last couple of storms. In conjunction with GroundMasters, work has been taking place periodically to clean-up our fallen leaves and the usual seasonal mess that comes along with this time of year. GroundMasters was here on Monday the 14<sup>th</sup> and we will likely have one more clean-up from GroundMasters before the end of the season, hopefully the rest of these leaves will drop before then.

After a nearly year-long test phase on energy efficient light bulbs, we will be making a transition to LED bulbs throughout our common areas and in the front porch fixtures. While these bulbs are a bit pricier on the front-end, over the life of the bulb we should see a substantial savings not only in energy consumption but also in the savings of labor and material in the somewhat constant bulb changes we currently experience. The LED's we are using for the majority of our replacements (all incandescent replacements) are rated for 50,000 hours of life. Based on an average daily usage of 10 hours (less in summer, more in winter) this works out to over 13 years of life from each bulb. The other bulbs, such as flood lights, have similar ratings.

We will be replacing the hot tub pump before the end of the year as the current pump has failing bearings and will not run much longer. The replacement pump has been ordered and should be delivered before the end of the month. The new pump is an energy efficient pump which runs on a variable speed based on the demand of the hot tub system. Once setup this new pump should show us up to an 80-90% energy savings. This is a relief as pool/spa pumps typically use as much, or often more, energy than an air-conditioning unit. With the calculations for the current pump vs. the calculations for the new pump we could see a savings of up to \$1000 per year in operating costs.

The last item I would like to bring to everyone's attention is the revision of the Architectural Guidelines. A series of meetings are in progress to amend the current guidelines to bring them up to date and add new items that have presented themselves. Please attend the meetings and have your input heard, this is your chance to have a say in what the documented regulations and policies are. The next scheduled meeting is one week from tonight on Tuesday, November 22<sup>nd</sup>. The group will meet in the clubhouse at 7:00pm. We hope to see you there.

If you notice something on the property that needs attention, or have questions or concerns please don't hesitate to contact Maintenance with a phone call or email. Contact can also be made through the Main Office, stop in and introduce yourself to our new Office Manager, Beth Starbuck.

### **Social Committee by Susan Schubert**

Email blast to residents requesting RSVPs to Holiday Party on December 3, 2011.

### **Old Business**

None

### **New Business**

None

### **General Discussion**

Question was raised by Patra from unit #51 about tree removal and who was responsible for the cost. There was a suggestion, also from Patra, regarding the storage units, and whether separate cages or lockers could be placed in them for resident use. There was a discussion on whether to charge for the storage lockers, as this could change the non-profit status of the HOA, unless the money went directly into the general fund.

**Lofton adjourned the meeting at 7:38pm.**

These minutes are a record to the best of our knowledge of the events. If you have any questions and/or changes, please contact the Canyon Club Office.

## **President's Report**

### **January 17, 2012**

Another year has passed and a new one is here. I hope everyone had a great holiday. I would like to say "Thank You" to Susan Schubert for all her work on the Holiday potluck, again it was a big success and enjoyed by all who attended.

We have received notice that our FHA Certification has been reinstated. This will make things a lot easier for new owners who want to finance through FHA. Other than this it has been business as usual the last couple months, which is good.

Winter is upon us and I just want to ask everyone to please obey the winter parking guidelines as this helps the maintenance staff in maintaining our roadways and sidewalks. While the maintenance guys do an awesome job maintaining the walkways and streets, we ask that you please wear proper shoes for your own safety and use the handrails when on the steps.

Remember that our meeting on March 20th is our Annual Meeting. We have two Board positions open. You will be receiving your proxies along with nomination forms in the mail from LCM. If you are interest in running for the Board, complete the nomination form and return to Beth in the office. If you are unable to attend the meeting, please complete the proxy and return it to Beth in the office.

From the Board and Staff of Canyon Club, we wish everyone a Happy, Healthy and Prosperous New Year!

Canyon Club Condominiums  
Funds Balance Sheet  
DECEMBER 31, 2011

	OPERATING	RESERVES	TOTAL	
<b>ASSETS</b>				
<b>CASH</b>				
11100	Cash - Citywide Banks	82,230.66	194.37	82,425.03
11101	Cash - Debt Card	1,754.87		1,754.87
11120	Cash - Merrill Lynch MM 04030		11,165.75	11,165.75
11125	Cash - Merril Lynch CD Accts		1,070,000.00	1,070,000.00
11150	Petty Cash	160.19		160.19
	<b>TOTAL CASH</b>	<b>84,145.72</b>	<b>1,081,360.12</b>	<b>1,165,505.84</b>
<b>RESERVE TRANSFERS TO BE MADE</b>				
11295	Due (to)/from	(24,641.01)	24,641.01	
11296	Due (To)/From Prior Years	44,043.28	(44,043.28)	
	<b>NET CASH PER FUND</b>	<b>103,547.99</b>	<b>1,061,957.85</b>	<b>1,165,505.84</b>
<b>ACCOUNTS RECEIVABLE</b>				
<b>ASSESSMENTS RECEIVABLE</b>				
11310	Assessments Receivable	12,234.41		12,234.41
11311	Allowance For Doubtful Acct	(18,950.00)		(18,950.00)
	<b>NET ASSESSMENTS RECEIVABLE</b>	<b>(6,715.59)</b>	<b>0.00</b>	<b>(6,715.59)</b>
<b>OTHER ACCOUNTS RECEIVABLE</b>				
11315	Accrued Int Receivable		2,953.71	2,953.71
	<b>TOTAL OTHER RECEIVABLES</b>	<b>0.00</b>	<b>2,953.71</b>	<b>2,953.71</b>
	<b>TOTAL RECEIVABLES</b>	<b>(6,715.59)</b>	<b>2,953.71</b>	<b>(3,761.88)</b>
<b>OTHER CURRENT ASSETS</b>				
11505	Prepaid Workers Comp Ins	587.00		587.00
11510	Pre-Paid Ins	5,600.00		5,600.00
11520	Employee Loans	419.28		419.28
11525	Prepaid Storm Drain	9,020.22		9,020.22
	<b>TOTAL OTHER CURRENT ASSETS</b>	<b>15,626.50</b>	<b>0.00</b>	<b>15,626.50</b>
<b>FIXED ASSETS</b>				
11610	Furniture & Equipment	47,858.96		47,858.96
11611	Accuml Dep Furniture & Equip	(34,926.17)		(34,926.17)
	<b>TOTAL FIXED ASSETS</b>	<b>12,932.79</b>	<b>0.00</b>	<b>12,932.79</b>
11995	Payroll Clearing	557.37		557.37
	<b>TOTAL ASSETS</b>	<b>125,949.06</b>	<b>1,064,911.56</b>	<b>1,190,860.62</b>
<b>LIABILITES</b>				
<b>CURRENT LIABILITES</b>				
21110	Accounts Payable	5,314.02		5,314.02

Canyon Club Condominiums  
 Funds Balance Sheet  
 DECEMBER 31, 2011

	OPERATING	RESERVES	TOTAL
21115	Accrued Property Taxes	750.00	750.00
21120	Pre-Paid Assessments	19,800.12	19,800.12
21125	Prepaid AT&T Lease	12,000.00	12,000.00
21130	Salaries Payable	870.00	870.00
21135	Payroll Taxes Payable	3,886.83	3,886.83
21140	Income Tax Payable	843.00	843.00
	<b>TOTAL CURRENT LIABILITIES</b>	<b>43,463.97</b>	<b>0.00</b>
	<b>TOTAL CURRENT LIABILITIES</b>	<b>43,463.97</b>	<b>43,463.97</b>
<b>INSURANCE PROCEEDS</b>			
21155	Unexpended Insurance Proceeds	(5,000.00)	(5,000.00)
	<b>NET INSURANCE PROCEEDS</b>	<b>(5,000.00)</b>	<b>0.00</b>
	<b>NET INSURANCE PROCEEDS</b>	<b>(5,000.00)</b>	<b>(5,000.00)</b>
	<b>TOTAL LIABILITIES</b>	<b>38,463.97</b>	<b>0.00</b>
	<b>TOTAL LIABILITIES</b>	<b>38,463.97</b>	<b>38,463.97</b>
<b>FUND BALANCES</b>			
31100	Retained Earnings	167,332.34	964,815.59
31105	Transfers Between Funds	(47,640.07)	47,640.07
31110	Adj For (Gain)/Loss on Sale#44	17,769.71	17,769.71
31115	Prior Year Audit Adjs	(11,576.86)	588.80
	Current Earnings	(20,630.32)	34,097.39
	<b>TOTAL EQUITY</b>	<b>87,485.09</b>	<b>1,064,911.56</b>
	<b>TOTAL EQUITY</b>	<b>87,485.09</b>	<b>1,152,396.65</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>125,949.06</b>	<b>1,064,911.56</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>125,949.06</b>	<b>1,190,860.62</b>

BUDGET COMPARISON

OPERATING FUND

DECEMBER 31, 2011

CURRENT PERIOD			YEAR TO DATE				ANNUAL	
ACTUAL	BUDGET	VARIANCE			ACTUAL	BUDGET	VARIANCE	BUDGET
REVENUE								
ASSESSMENT REVENUE								
38,458	38,456	2	41109	Assessments	115,374	115,363	6	451,464
(8,214)	(8,214)	0	41101	Reserve Revenue Frm Budget	(24,641)	(24,642)	1	(98,564)
-----								
30,244	30,242	2		TOTAL OPERATING ASSESSMENT REV	90,733	90,726	7	352,900
OTHER OPERATING REVENUE								
0	0	0	41165	AT&T Wireless - Income	0	0	0	23,800
147	125	22	41180	Late Charges-LF ADMIN/REIMB	461	375	86	1,500
58	42	16	41200	Late Interest	184	126	58	500
0	9	(9)	41220	Fines & Violations	0	27	(27)	100
0	9	(9)	41260	Key Fees	50	27	23	100
1,472	0	1,472	41280	Collection/NSF Fees	2,941	0	2,941	0
163	209	(46)	41300	Laundry Income	561	627	(66)	2,500
50	0	50	41335	Income - Clubhouse	150	0	150	0
0	34	(34)	41380	Interest Income	0	252	(252)	1,000
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1,890	478	1,412		TOTAL OTHER OPERATING REVENUE	4,347	1,434	2,913	29,500
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32,134	30,720	1,414		TOTAL OPERATING REVENUE	95,080	92,160	2,920	392,400
EXPENSES								
BUILDING								
955	750	(205)	51025	Building Maintenance	2,201	2,250	49	9,000
0	500	500	51200	Roof	0	1,500	1,500	6,000
0	42	42	51240	Gutters	0	126	126	500
0	42	42	51340	Sewer	0	126	126	500
0	84	84	51440	Cleaning	0	252	252	1,000
84	142	58	51460	Pest Control	252	426	174	1,700
260	42	(218)	51470	Tools/Equipment	233	126	(107)	500
-----								
1,300	1,602	302		TOTAL BUILDING	2,687	4,806	2,119	19,200
EQUIPMENT SYSTEMS								
0	0	0	61050	Fire Extinguisher Inspec	0	0	0	100
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0	0	0		TOTAL EQUIPMENT SYSTEMS	0	0	0	100
RECREATION FACILITIES								
128	0	(128)	61560	Pool/ Hot Tub Supplies	128	250	122	1,500
106	0	(106)	61600	Pool	1,066	0	(1,066)	2,000
0	42	42	61660	Recreation Equipment	0	126	126	500



BUDGET COMPARISON

OPERATING FUND

DECEMBER 31, 2011

CURRENT PERIOD			YEAR TO DATE			ANNUAL	
ACTUAL	BUDGET	VARIANCE		ACTUAL	BUDGET	VARIANCE	BUDGET
234	42	(192)	TOTAL REC FACILITIES	1,194	376	(818)	4,000
GROUNDS							
0	0	0	71020 Landscape-Contr	3,388	3,750	362	15,000
0	0	0	71040 Landscape-Other	88	2,500	2,412	10,000
0	157	167	71056 Concrete & Asphalt	0	501	501	2,000
0	100	100	71060 Fence	0	200	200	300
0	0	0	71100 Sprinklers	0	0	0	1,000
1,501	500	(1,001)	71120 Snow Removal	1,858	1,000	(858)	2,500
0	200	200	71205 Security	832	600	(232)	2,400
0	84	84	71210 Vehicle	124	252	128	1,000
188	100	(88)	71211 Vehicle - Gas/Mileage	478	300	(178)	1,200
0	59	59	71215 Equipment-Repair	34	177	143	700
0	42	42	71216 Equipment Rental	141	126	(15)	500
0	42	42	71220 Grounds Equipment	321	126	(195)	500
1,689	1,294	(395)	TOTAL GROUNDS	7,263	9,532	2,269	37,100
UTILITIES							
2,460	2,691	231	81020 Gas/Electric	7,209	7,569	360	33,000
2,386	1,638	(748)	81040 Water/Sewer	8,156	6,980	(1,176)	30,000
0	0	0	81080 Storm Drains	0	0	0	11,000
1,039	1,000	(39)	81100 Trash Removal & Recycle	3,139	3,000	(139)	12,000
5,885	5,329	(556)	TOTAL UTILITIES	18,504	17,549	(955)	86,000
RENTAL EXPENSE							
0	0	0	TOTAL RENTAL EXPENSE	0	0	0	0
DEPRECIATION							
0	0	0	TOTAL DEPRECIATION	0	0	0	0
ADMINISTRATIVE EXPENSES							
775	775	0	91020 Management - Accounting	2,325	2,325	0	9,300
71	184	113	91021 Office Supplies/Printing-Actng	259	552	293	2,200
242	167	(75)	91022 Other Admin - Accounting	242	501	259	2,000
1,741	250	(1,491)	91040 Legal	3,133	750	(2,383)	3,000
0	0	0	91080 Audit/Review & Tax Prep	0	0	0	2,000
0	0	0	91100 Insurance	40,206	38,000	(2,206)	38,000
0	500	500	91102 Ins-Deductible/Claims	0	1,500	1,500	6,000
13,495	10,917	(2,568)	91220 Salaries	32,309	32,751	442	131,000
1,136	1,167	31	91235 Payroll Taxes	2,652	3,501	849	14,000
506	417	(89)	91265 Payroll Insurance Workers Comp	1,055	1,251	196	5,000

BUDGET COMPARISON

OPERATING FUND

DECEMBER 31, 2011

CURRENT PERIOD				YEAR TO DATE			ANNUAL	
ACTUAL	BUDGET	VARIANCE		ACTUAL	BUDGET	VARIANCE	BUDGET	
121	159	38	91270	Payroll Processing	417	477	60	1,900
331	200	(131)	91345	Uniforms	771	600	(171)	2,400
0	125	125	91350	Contract Labor	38	375	338	1,500
0	0	0	91355	Contract Labor - Pool	0	0	0	1,200
407	417	10	91400	Telephone/Pagers/Answer Svc	1,300	1,251	(49)	5,000
0	42	42	91407	Computer	0	126	126	500
0	84	84	91410	Copiers	0	252	252	1,000
0	125	125	91420	Office Supplies & Exp	79	375	296	1,500
0	0	0	91430	Petty Cash Exp	502	0	(502)	0
0	50	50	91440	Dues/Ed/Subscrip	0	150	150	600
320	750	430	91460	Holiday/Events	776	750	(26)	1,500
0	0	0	91480	Recrdng/Filing/Lic/Permic Fees	0	0	0	400
0	0	0	91560	Income Taxes	0	0	0	7,000
0	0	0	91580	Income Taxes-State	0	0	0	3,000
0	500	500	91620	Bad Debt	0	1,500	1,500	6,000
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19,137	16,829	(2,308)		TOTAL ADMIN EXPENSES	86,063	86,987	924	246,000
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28,244	25,096	(3,148)		TOTAL EXPENSES	115,711	119,250	3,540	392,400
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3,890	5,624	(1,734)		NET PROFIT / (LOSS)	(20,630)	(27,090)	6,460	0
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**APPROVED Long Term Reserve Plan for the Fiscal Year 2011-2012**  
**Funds Available October 1, 2011 as of 1/13/2012**

Item	Replaces \$	# Years Useful Life	# Years Expended	Total \$ Accumulated	Current Year Expenses	Total Current		Required Annual Reserve	
						Balance	Accumulated		
<b>Buildings</b>									
Roots - All	\$900,000	27	21	\$650,456	\$0	\$650,456	\$650,456	\$36,000	
Painting	\$200,000	10	8	\$160,000	\$0	\$160,000	\$160,000	\$20,000	
Siding/Prepntg repairs	\$75,000	10	8	\$48,124	\$0	\$48,124	\$48,124	\$7,500	
Stairways	\$150,000	40	3	(\$1,235)	\$0	(\$1,235)	(\$1,235)	\$3,750	
Gutters	\$20,000	20		\$4,000	\$0	\$4,000	\$4,000	\$1,000	
HVAC	\$30,000	15		\$2,844	\$0	\$2,844	\$2,844	\$2,000	
Electrical	\$15,000	35		\$8,550	\$0	\$8,550	\$8,550	\$430	
Carports	\$100,000	40		\$5,000	\$0	\$5,000	\$5,000	\$2,500	
<b>Grounds</b>									
Fences	\$100,000	30	19	\$60,163	\$0	\$60,163	\$60,163	\$3,333	
Asphalt	\$60,000	10		\$24,638	\$0	\$24,638	\$24,638	\$6,000	
Landscaping	\$35,000	15		\$0	\$0	\$0	\$0	\$9,286	
Concrete	\$45,000	5		\$25,711	\$0	\$25,711	\$25,711	\$9,000	
Sprinkler System	\$12,500	35		\$6,521	\$0	\$6,521	\$6,521	\$350	
Sewer System	\$30,000	20		\$9,799	\$0	\$9,799	\$9,799	\$1,500	
<b>Pool</b>									
Pool/Hot Tub	\$50,000	20	4	\$7,141	\$0	\$7,141	\$7,141	\$2,500	
Heaters/Pumps	\$10,000	8		\$4,930	\$0	\$4,930	\$4,930	\$1,250	
Furniture	\$2,500	10	8	\$968	\$0	\$968	\$968	\$250	
<b>Laundry/Mailroom</b>									
Clubhouse	\$12,000	10		\$3,600	\$0	\$3,600	\$3,600	\$1,200	
Clubhouse	\$66,000	25		\$18,588	\$0	\$18,588	\$18,588	\$2,640	
<b>Large Equipment</b>									
Maintenance	\$40,000	15		\$6,740	\$0	\$6,740	\$6,740	\$2,700	
Office	\$1,500	4		\$2,359	\$0	\$2,359	\$2,359	\$375	
Contingency	\$50,000	10		\$12,313		\$12,313		\$5,000	
<b>Totals</b>				\$2,004,500		\$1,062,445	\$0	\$1,062,445	\$118,564
							Interest Income -	(\$20,000)	
							Amount To Be Saved 2009-2010 Budget Year =	\$98,564	
							Actual Savings for 2011-2012 in Budget	\$98,654	
							Total in Reserve Account as of 10/1/11:	\$1,062,445	

**Architectural and Landscape Committee Report**  
January 2012

Only one architectural request received since the last board meeting; a satellite dish was approved for #25.

The process of revising the Architectural Design and Landscaping Guidelines should be completed soon and, hopefully, the updated version will forward to the Board for their review soon. A big thanks to Patra Attig, Terry O'Connor, and especially Adam, for their work on the revisions of the guidelines.

As a result of the meetings for the revisions, Patra Attig and Terry O'Connor have volunteered as members of the Architectural Design and Landscaping Committee. I am very happy to have them to assist in the committee's duties.

Typically, we have a walkabout to inspect the premises on a bimonthly basis on the third Saturday of the month. However, due to my schedule, the walkabout was last Saturday, January 14th. The next walkabout is tentatively scheduled for March 17th. Anyone can join in. We meet at the mailroom at 9:00 a.m.

If you would like to <sup>be</sup> part of the architectural design and landscape committee or any other the committees for the complex, please advise the office. We always request if you notice anything in the complex that needs repair or attention, please contact the office or maintenance.

Submitted by Corrine Hatlen

## Maintenance Report – January 17<sup>th</sup>, 2012 – Written by Adam Blake, Maintenance Superintendent

As usual with this time of year, we have kept busy dealing with the snow storms and cold weather. I would like to remind everyone of a few things that will keep things safer as well as help us out with snow removal.

- When we have snow, please make sure your carport space is being utilized. The fewer vehicles we have to work around during snow removal, the more effective our efforts are.
- If you do find that you need to park on the street please keep your vehicle at least 12” away from the curb. This allows us to get the tractor safely past your vehicle on the sidewalks and allows us to keep gutters cleared for proper drainage.
- Keep your speeds down when driving. This is both for the safety of the community as well as to help prevent splash-back onto the sidewalks which makes them icy.

I also wanted to mention that we are always accepting information for individuals who are interested in making a little extra money to help us during snow removal. Signing-up is not a commitment to every storm; it simply puts you on a call list we use. When help is needed we call and ask availability, even if it's only an hour or two. These calls are typically made the day before an expected storm. Applicants must be 18 years old. For more information please contact me via phone at 303-757-3426 or send me an email:

[adammaintenance@ymail.com](mailto:adammaintenance@ymail.com). I would like to say “Thank You” to those who have helped us already this year; Chris Guiver, Mark Olson, Kurt Rappel, Guzel Vafina, Robin Chadwick, and of course all of the work that Robert Chadwick does is greatly appreciated!

We continue to see many dog owners who are not picking up after their pets. Just because there has been snow on the ground, it is no excuse for being irresponsible. Not only is not cleaning up after your pet a direct violation which is fineable, but it creates a health risk to the entire community. There are a dozen pet-stations throughout the property, please utilize them and keep things cleaned up.


I have also been working with the Architectural Committee volunteers to update and revise the Architectural Guidelines. At this time I think primary revisions are complete and review by the BOD and attorney will follow before being implemented. Thank you to Corrine Hatlen, Patra Attig, Terry O’Conner, and all those who have volunteered their time on the matter.

Aside from snow removal we have been working on general tasks and upkeep of the property. As always, if you have a concern or question about anything please let us know. You can contact maintenance directly or leave a message with the HOA office. All contact information is listed below. We are also on Facebook! This is a great way to get notifications about upcoming meetings and events, community happenings, and other important information.

HOA Office – Hours 2pm-6pm Monday-Friday → 303-757-8527 or [canyonclubcondos@vahoo.com](mailto:canyonclubcondos@vahoo.com)

Maintenance Office – Hours 8am-5pm Monday-Friday → 303-757-3426 or [adammaintenance@ymail.com](mailto:adammaintenance@ymail.com)

Community Website: [canyonclubcondos.org](http://canyonclubcondos.org) (*has lots of great information and all documentation*)

 (Facebook) search “Canyon-Club Maintenance”

Social Committee Report – January 17<sup>th</sup>, 2012

The annual Holiday Party was attended by approximately 60 residents. Delicious food and fun was shared by all. Thank you to the board and all those who came. Social events are a great way to get to know your neighbors!