

July 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 May 15, 2012 Board Meeting Minutes**

- III. President's Report**

- IV. Budget Report**

- V. Committee Reports**
 - a. Architectural /Landscape
 - b. Maintenance Report
 - c. Social

- VI. Old Business**

- VII. New Business**

- VIII. Adjournment**

**Canyon Club Homeowner's Association
Board Meeting
May 15, 2012**

Attending BOARD Member:

Lofton Petty – President
Sandy Redman – Treasurer
Susan Schubert – Vice President
Jeff Sterkel – Member at Large

The meeting was called to order at 7:01 pm by President Lofton Petty.
Introductions were made by attendees and the BOARD.

Approval of January 2012 Board Minutes

Minutes from the January 17, 2012 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 January 17, 2012 Board Meetings.

Reports

Presidents Report – Lofton Petty

In March we held our Annual Meeting. I want to say “Thank You” to everyone who attended. There were some discussions and feedback provided to the Board. We want to hear what homeowners have to say, as this helps us in maintaining the complex. We consider all opinions when looking at various projects, including what the majority of people want and the costs.

A couple weeks ago the Board, along with Adam and Robert walked the property. We were looking at various areas that need some attention including landscaping, mailroom and laundry rooms. You may have noticed a list of projects on the mailroom door. Here Adam and Robert will keep everyone posted as to what is planned to happen and when. This information is also available on the website, CanyonClubCondos.org.

A big “Thank You” goes out to the Architectural/Landscape Committee for all the work they did on getting the guidelines revised and updated. Corrine Hatlen, Patra Attig, Terry O’Conner and Adam spent several hours working on this project. The Board met with the committee and made a few minor changes, but they are ready to be rolled out. You can obtain a hard copy through the Beth in the office or visit our website.

Spring has arrived and it is that time of year we want to enjoy the outdoors. I just want to remind everyone about those outdoor grills. On balconies no charcoal grills, smokers or ten pound LPG containers are permitted. You can use up to a one pound LPG container or an electric grill. This is a Denver City ordinance and is patrolled by Denver Fire Department. If the complex incurs any fines, which the DFD will issue immediately, these will be passed on to the owner. The Canyon Club HOA will also send letters and impose fines when appropriate. Again please refer to the Rules and Regulations.

Many residents have noticed increased speeding within the community, as well as a failure to stop at the stop signs. As a reminder, our speed limit is 10 mph. Please keep in mind that there are many children and elderly residents in our community, and with the warmer months upon us, they will be outside enjoying the weather. For the safety of all, please adhere to the posted speed limit and stop at all stop signs.

Everything else has been business as usual. The next Board meeting will be July 17th. We wish everyone a wonderful and safe July 4th holiday.

Budget Report

Sandy Redman did a brief overview of the account balances, accounts receivable and the budget year to date. She also asked for approval to write off \$2,586.37 in bad debt. A motion was made, seconded and the write off was approved.

Committee Reports

Architectural/Landscape by Corrine Hatlen

This is a short report this month. Only three architecture requests have been received since my last report. These were for an energy efficient patio door for Unit 72, energy efficient windows for Unit 4, and replacement of an exterior storage door for Unit 165.

As per the guidelines, any alterations planned for the exterior of a unit does require a request be submitted prior to any work for review and approval. Please contact the office if you have any questions or to obtain a request form; or check the website at canyonclubcondos.org.

The architectural committee has a bimonthly walkabout to look for safety issues and landscaping issues. If you would like to be part of the walkabout, we typically meet at the mail room at 9:00 a.m. with the next scheduled date for this Saturday, May 19th. A notice will be posted to confirm the date and time. 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

Mid-March through Memorial Day is always a busy time of year for us, and this year is no different. We have been busy with cleaning gutters, preparing for and planting flowers, charging the irrigation system and making necessary adjustments and repairs, making the pool ready for the season, evaluating shrubs and trees, cleaning up the mess that winter left behind, and so many other projects.

In addition to the "routine" items that are mentioned above, we've had a few other projects keeping us busy this spring.

- A new pool gate and card-reader lock system has been added where the old "service" gate was located on the south end of the pool deck. New pool-area signage is in production which will more clearly outline the rules and expectations surrounding the pool-area amenities.
- We are in the process of repainting, refinishing, and making mechanical updates to the laundry rooms and mail room. Completion of these projects should be within the next few weeks.
- Steps are being taken to evaluate the condition of our turf areas and the soils they are growing in. Soil samples will be lab-evaluated and an overall care plan is to be implemented to improve not only our turfs appearance, but its health and stress tolerance. We are also testing various remedies for the destruction the rabbits have been causing in so many areas. We are seeing signs of success with a natural repellent we have tried. Additional, more extensive trials are planned. One of the first, and most important, steps is to get residents to STOP FEEDING THE RABBITS! If you are guilty, please stop. If you are aware of a resident doing this, please inform Maintenance so the problem can be addressed.

I would like to say a huge "Thank You" to the several volunteers we had to assist with the flower planting this year. Having the extra hands certainly made the project go much faster, and it was great to see the pride in ownership and community of the volunteers. Guzel Vafina, Alice Carver, Susan Melton, Sam (a friend of Susan's), and Joyce Brooks all deserve the utmost thanks. Because of these individuals the planting was done in a timely manner, and it will provide beautiful flowers for the entire community to enjoy. I cannot forget to mention the work of Robert & Jeff in the Maintenance Department. These guys not only stepped up for the flower planting process, but they do so everyday. There are so many things that are taken for granted or go un-noticed that get taken care of everyday by the staff. If you see them on the property, tell all of these folks thank you.

In the coming months we will be concentrating our efforts into restoring and improving the landscape throughout the property. This is to include turf care, shrub & tree care, addition/replacement of turf & plants, evaluation and improvement of irrigation system to increase efficiency and decrease water usage, pest control (rabbits & insects), edging work, etc.

If you see anything around the property you feel needs attention, or if you simply have a comment or question please contact maintenance or the main office. We greatly value the opinion of *you* the resident. You are all additional eyes and ears and are encouraged to provide feedback on things we may have missed or concerns you may have.

Maintenance: 303-757-3426 or via email: adammaintenace@ymail.com

Main Office: 303-757-8527 or via email: canyonclubcondos@yahoo.com

Find tons of info on the community webpage: www.canyonclubcondos.org



On Facebook: "Canyon Club-Maintenance"

Approval of the Revised Architectural Guidelines

Changes within the Architectural guidelines were discussed, including: no more retrofits for 2nd story balconies, cement specs for patios, sound barrier requirements for new flooring in second floor units, gas log fireplaces, and laundry additions to units.

A motion was made and seconded and the new guidelines were approved.

Old Business

None

New Business

None

General Discussion

Sarah Castleman said that all residents selling a unit should be required to pass all rules, regulations, guidelines, etc. to new owners. Sandy pointed out that it is required by law for sellers to do so.

Susan Schubert brought up the problem of increased wasps and asked Adam which methods were best for owners to combat the problem. Hanging traps and spray repellent were both suggested by Adam, and he reminded owners to re-bait traps every 2-3 weeks.

Mark Ortiz commended Adam on the appearance of the front of the complex. He also voiced his concerns over grass area near his unit, which he said is dying and looks burned out. Adam acknowledged that the area needed work and said maintenance was planning to redesign the irrigation in the area to allow for more efficient watering, in addition to the use of a new, organic product that would stimulate turf growth.

Mark pointed out plastic sticking out around the unit below his, which may have been caused by Comcast burying new cable lines, and Adam said the rock would be redistributed to remedy the situation. He also pointed out that landscape stabilization would be a higher priority than cosmetics at this time.

Lofton said that several problem areas had been identified during the last Board of Directors walkabout, and based on that walkabout, the Board asked Adam to prioritize problem areas accordingly. He urged residents to understand that not everything could be completed overnight.

Lofton informed the residents attending that the Board had met with Canyon Club's insurance representative, Steve Shefferly, to discuss the upcoming renewal. He informed them that there would very likely be rate increases this year, but he is also in the process of obtaining bids from new carriers. There was discussion of a survey being distributed to residents regarding any upgrades to their individual units. Upgrades on electrical panels and HVAC units could help alleviate some increases in rates.

Sarah Castleman suggested that residents be required to clean dryer vents to prevent fire hazards, and the discussion moved to the roofs, which are currently shake shingles, and are banned in most counties due to fire jumping. Sandy pointed out that the roofs were slated to be replaced in 6 years, and Susan said preliminary meetings on roofs would begin soon due to insurance underwriting issues.

Canyon Club has never had a problem obtaining insurance coverage, but some factors may not work in favor of the complex, including the age and number of buildings. The complex, however, has never received complaints from inspectors and has a clean insurance record, and because it is so well-maintained and well constructed, there isn't much concern about obtaining coverage, although rate increases could be steep.

Perry Brooks suggested retardant measure for the roofs, and Sandy pointed out that they are inspected and maintained on a yearly basis.

Lofton adjourned the meeting at 7:47pm.

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

July 17, 2012

I hope everyone had a safe and enjoyable July 4th. I want to say "Thank You" to everyone who completed their surveys and got them back to Beth. They have been turned over to our agent so he can work with underwriting regarding our insurance premiums. With all the natural disasters that have happened over the last few years, insurance premiums for commercial policies have been going up dramatically. We are hoping to have an idea by the first of August for budget planning.

There have been complaints about commercial vehicles and a bus parking on the property. The sight of these vehicles, as well as the complaints, has not gone unnoticed or is being ignored. We are planning a separate meeting to discuss this subject along with the motor vehicle rules and regulations. Emails will be sent and notices posted in the mailroom.

I would like to say a "Big Thank You" to Susan and those who helped her with the Yard Sale and Annual Picnic.

Please remember the speed limit in the complex is 10 mph. We have several children around the complex, so keep an eye out for them. School will also be starting soon, so keep a look out for students commuting back and fourth to school.

We wish everyone a wonderful rest of the summer. Our next regular Board Meeting will be September 18th. Please watch for notices and emails regarding the Special Board Meetings and Budget Planning Meetings.

Canyon Club Condominiums
Funds Balance Sheet
JUNE 30, 2012

		OPERATING	RESERVES	TOTAL
<hr style="border-top: 1px dashed black;"/>				
ASSETS				
CASH				
11100	Cash - Citywide Banks	95,789.29	194.42	95,983.71
11101	Cash - Debt Card	1,474.41		1,474.41
11120	Cash - Merrill Lynch MM 04030		56,814.00	56,814.00
11125	Cash - Merrill Lynch CD Accts		1,124,000.00	1,124,000.00
11150	Petty Cash	160.19		160.19
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	TOTAL CASH	97,423.89	1,181,008.42	1,278,432.31
RESERVE TRANSFERS TO BE MADE				
11295	Due (to)/from	9,211.92	(9,211.92)	
11296	Due (To)/From Prior Years	44,043.28	(44,043.28)	
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	NET CASH PER FUND	150,679.09	1,127,753.22	1,278,432.31
ACCOUNTS RECEIVABLE				
ASSESSMENTS RECEIVABLE				
11310	Assessments Receivable	6,272.41		6,272.41
11311	Allowance For Doubtful Acct	(18,950.00)		(18,950.00)
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	NET ASSESSMENTS RECEIVABLE	(12,677.59)	0.00	(12,677.59)
OTHER ACCOUNTS RECEIVABLE				
11315	Accrued Int Receivable		2,953.71	2,953.71
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	TOTAL OTHER RECEIVABLES	0.00	2,953.71	2,953.71
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	TOTAL RECEIVABLES	(12,677.59)	2,953.71	(9,723.88)
OTHER CURRENT ASSETS				
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
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	TOTAL OTHER CURRENT ASSETS	15,626.50	0.00	15,626.50
FIXED ASSETS				
11610	Furniture & Equipment	47,858.96		47,858.96
11611	Accuml Dep Furniture & Equip	(34,926.17)		(34,926.17)
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	TOTAL FIXED ASSETS	12,932.79	0.00	12,932.79
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11995	Payroll Clearing	557.37		557.37
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	TOTAL ASSETS	167,118.16	1,130,706.93	1,297,825.09
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LIABILITIES				
CURRENT LIABILITIES				
21110	Accounts Payable	5,314.92		5,314.92

Canyon Club Condominiums
 Funds Balance Sheet
 JUNE 30, 2012

	OPERATING	RESERVES	TOTAL
21115	Accrued Property Taxes	750.00	750.00
21120	Pre-Paid Assessments	20,697.41	20,697.41
21125	Prepaid AT&T Lease	12,000.00	12,000.00
21130	Salaries Payable	370.00	370.00
21135	Payroll Taxes Payable	3,886.83	3,886.83
21140	Income Tax Payable	843.00	843.00
	TOTAL CURRENT LIABILITIES	44,361.26	44,361.26
INSURANCE PROCEEDS			
21155	Unexpended Insurance Proceeds	(5,000.00)	(5,000.00)
	NET INSURANCE PROCEEDS	(5,000.00)	(5,000.00)
	TOTAL LIABILITIES	39,361.26	39,361.26
FUND BALANCES			
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	19,641.49	99,892.76
	TOTAL EQUITY	127,756.90	1,130,706.93
	TOTAL LIABILITIES & EQUITY	167,118.16	1,297,825.09

Canyon Club Condominiums
Funds Income Statement
For The Month Ending JUNE 30, 2012

	OPERATING	RESERVES	TOTAL
REVENUE			
ASSESSMENT REVENUE			
41100 Assessments	38,458.00	8,213.67	46,671.67
41101 Reserve Revenue Frm Budget	(3,213.67)		(3,213.67)
TOTAL ASSESSMENT REVENUE	30,244.33	8,213.67	38,458.00
OTHER REVENUE			
41180 Late Charges-LP ADMIN/REIMB	236.00		236.00
41200 Late Interest	33.12		33.12
41220 Fines & Violations	25.00		25.00
41250 Key Fees	50.00		50.00
41280 Collection/NSF Fees	95.00		95.00
41335 Income - Clubhouse	50.00		50.00
41380 Interest Income		270.56	270.56
TOTAL OTHER REVENUE	489.12	270.56	759.68
TOTAL REVENUE	30,733.45	8,484.23	39,217.68
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EXPENSES			
BUILDING			
41025 Building Maintenance	3,337.70		3,337.70
41340 Sewer	371.92		371.92
41460 Pest Control	9.59		9.59
41470 Tools/Equipment	228.73		228.73
TOTAL BUILDING	3,947.94	0.00	3,947.94
EQUIPMENT SYSTEMS			
TOTAL EQUIPMENT SYSTEMS	0.00	0.00	0.00
RECREATION FACILITIES			
41560 Pool/ Hot Tub Supplies	182.88		182.88
TOTAL REC FACILITIES	182.88	0.00	182.88
GROUNDS			
1020 Landscape-Contr	1,593.25		1,593.25
1040 Landscape-Other	401.00		401.00
1060 Fence		1,335.00	1,335.00
1100 Sprinklers	28.56		28.56
1210 Vehicle	45.43		45.43
1211 Vehicle - Gas/Mileage	99.87		99.87
TOTAL GROUNDS	2,263.15	1,335.00	3,598.15
UTILITIES			
1020 Gas/Electric	2,044.34		2,044.34
1000 Trash Removal & Recycle	1,039.00		1,039.00

Canyon Club Condominiums
 Funds Income Statement
 For The Month Ending JUNE 30, 2012

	OPERATING	RESERVES	TOTAL
TOTAL UTILITIES EXPENSE	3,083.34	0.00	3,083.34
RENTAL EXPENSE			
TOTAL RENTAL EXPENSE	0.00	0.00	0.00
ADMINISTRATIVE EXPENSES			
91020 Management - Accounting	775.00		775.00
91021 Office Supplies/Printing-Actng	60.25		60.25
91040 Legal	13.50		13.50
91220 Salaries	13,674.18		13,674.18
91235 Payroll Taxes	1,139.13		1,139.13
91265 Payroll Insurance Workers Comp	508.00		508.00
91270 Payroll Processing	98.50		98.50
91345 Uniforms	130.15		130.15
91355 Contract Labor - Pool	360.00		360.00
91400 Telephone/Pagers/Answer Svc	412.31		412.31
91407 Computer	278.62		278.62
91610 Late Charges	20.00		20.00
91615 Penalties & Interest	(29.82)		(29.82)
TOTAL ADMIN EXPENSES	17,439.92	0.00	17,439.92
TOTAL EXPENSES	26,972.24	1,335.00	28,307.24
NET PROFIT / (LOSS)	3,761.21	7,149.23	10,910.44

Canyon Club Condominiums
 Funds Income Statement
 FOR 9 MONTHS ENDING JUNE 30, 2012

	OPERATING	RESERVES	TOTAL
REVENUE			
ASSESSMENT REVENUE			
41100 Assessments	346,122.00	73,923.03	420,045.03
41101 Reserve Revenue Frm Budget	73,923.03		73,923.03
TOTAL ASSESSMENT REVENUE	420,045.03	73,923.03	493,968.06
OTHER REVENUE			
41180 Late Charges-LF ADMIN/REIMB	1,372.60		1,372.60
41200 Late Interest	342.95		342.95
41220 Fines & Violations	100.00		100.00
41260 Key Fees	220.00		220.00
41280 Collection/NSF Fees	3,389.18		3,389.18
41300 Laundry Income	1,179.50		1,179.50
41330 Repairs/Maint Reimb	30.00		30.00
41335 Income - Clubhouse	600.00		600.00
41380 Interest Income		29,104.73	29,104.73
41910 Miscellaneous Income	180.37		180.37
TOTAL OTHER REVENUE	7,414.60	29,104.73	36,519.33
TOTAL REVENUE	427,459.63	103,027.76	530,487.39
EXPENSES			
BUILDING			
51025 Building Maintenance	8,986.43		8,986.43
51140 Bldg-Interior	56.43		56.43
51240 Gutters	271.22		271.22
51340 Sewer	1,541.92	1,800.00	3,341.92
51440 Cleaning	165.00		165.00
51460 Pest Control	2,231.15		2,231.15
51470 Tools/Equipment	1,091.65		1,091.65
TOTAL BUILDING	14,343.80	1,800.00	16,143.80
EQUIPMENT SYSTEMS			
TOTAL EQUIPMENT SYSTEMS	0.00	0.00	0.00
RECREATION FACILITIES			
51560 Pool/ Hot Tub Supplies	771.91		771.91
51600 Pool	2,369.52		2,369.52
TOTAL REC FACILITIES	3,141.43	0.00	3,141.43
GROUNDS			
71020 Landscape-Contr	8,934.75		8,934.75
71040 Landscape-Other	1,403.65		1,403.65
71060 Fence	60.37	1,335.00	1,395.37
71100 Sprinklers	594.31		594.31
71120 Snow Removal	3,542.37		3,542.37

Canyon Club Condominiums
 Funds Income Statement
 FOR 9 MONTHS ENDING JUNE 30, 2012

	OPERATING	RESERVES	TOTAL
71205 Security	913.83		913.83
71210 Vehicle	317.23		317.23
71211 Vehicle - Gas/Mileage	1,037.77		1,037.77
71215 Equipment-Repair	107.24		107.24
71216 Equipment Rental	140.88		140.88
71220 Grounds Equipment	809.33		809.33
TOTAL GROUNDS	17,862.73	1,335.00	19,197.73
UTILITIES			
31020 Gas/Electric	22,023.32		22,023.32
31040 Water/Sewer	21,344.38		21,344.38
31100 Trash Removal & Recycle	9,358.00		9,358.00
TOTAL UTILITIES	52,725.70	0.00	52,725.70
RENTAL EXPENSE			
TOTAL RENTAL EXPENSE	0.00	0.00	0.00
DEPRECIATION			
TOTAL DEPRECIATION	0.00	0.00	0.00
ADMINISTRATIVE EXPENSES			
91020 Management - Accounting	6,975.00		6,975.00
91021 Office Supplies/Printing-Actng	1,183.44		1,183.44
91022 Other Admin - Accounting	1,160.35		1,160.35
91040 Legal	3,651.15		3,651.15
91080 Audit/Review & Tax Prep	1,600.00		1,600.00
91100 Insurance	40,206.00		40,206.00
91220 Salaries	90,863.00		90,863.00
91235 Payroll Taxes	8,144.21		8,144.21
91265 Payroll Insurance Workers Comp	3,594.00		3,594.00
91270 Payroll Processing	1,144.14		1,144.14
91345 Uniforms	2,016.46		2,016.46
91350 Contract Labor	62.50		62.50
91355 Contract Labor - Pool	360.00		360.00
91400 Telephone/Pagers/Answer Svc	3,765.74		3,765.74
91407 Computer	383.13		383.13
91420 Office Supplies & Exp	200.54		200.54
91430 Petty Cash Exp	532.96		532.96
91440 Dues/Ed/Subscrip	259.73		259.73
91460 Holiday/Events	784.98		784.98
91480 Recrdng/Filing/Lic/Permit Fees	255.00		255.00
91560 Income Taxes	1,409.00		1,409.00
91600 Bank Charges	45.72		45.72
91610 Late Charges	20.00		20.00
91620 Bad Debt	2,792.37		2,792.37
91900 Other Admin ** USE ** 91022	439.00		439.00
TOTAL ADMIN EXPENSES	171,399.40	0.00	171,399.40

Canyon Club Condominiums
 Funds Income Statement
 FOR 9 MONTHS ENDING JUNE 30, 2012

	OPERATING	RESERVES	TOTAL
TOTAL EXPENSES	259,972.08	3,135.00	263,107.08
NET PROFIT / LOSS	19,641.49	99,892.76	119,534.25
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BUDGET COMPARISON

OPERATING FUND

JUNE 30, 2012

CURRENT PERIOD

YEAR TO DATE

ACTUAL	BUDGET	VARIANCE			ACTUAL	BUDGET	VARIANCE	ANNUAL BUDGET
REVENUE								
ASSESSMENT REVENUE								
38,458	38,455	3	41100	Assessments	345,122	346,099	23	451,454
(8,214)	(8,213)	(1)	41101	Reserve Revenue Frm Budget	(73,923)	(73,925)	2	(98,564)
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30,244	30,242	2		TOTAL OPERATING ASSESSMENT REV	272,199	272,174	25	352,900
OTHER OPERATING REVENUE								
0	23,800	(23,800)	41165	AT&T Wireless - Income	0	23,800	(23,800)	23,800
236	125	111	41180	Late Charges-LF ADMIN/REIMB	1,373	1,125	248	1,500
33	41	(8)	41200	Late Interest	343	377	(34)	500
25	8	17	41220	Pines & Violations	100	76	24	100
50	8	42	41260	Key Fees	220	76	144	100
95	0	95	41280	Collection/NSF Fees	3,389	0	3,389	0
0	208	(208)	41300	Laundry Income	1,180	1,876	(697)	2,500
0	0	0	41330	Repairs/Maint Reimb	30	0	30	0
50	0	50	41335	Income - Clubhouse	600	0	600	0
0	83	(83)	41380	Interest Income	0	751	(751)	1,000
0	0	0	41910	Miscellaneous Income	180	0	180	0
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489	24,273	(23,784)		TOTAL OTHER OPERATING REVENUE	7,415	28,081	(20,666)	29,500
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30,733	54,515	(23,782)		TOTAL OPERATING REVENUE	279,614	300,255	(20,641)	392,400
EXPENSES								
BUILDING								
3,338	750	(2,588)	51025	Building Maintenance	8,986	6,750	(2,236)	9,000
0	0	0	51140	Bldg-Interior	56	0	(56)	0
0	500	500	51200	Roof	0	4,500	4,500	6,000
0	41	41	51240	Gutters	271	377	106	500
372	41	(331)	51340	Sewer	1,542	377	(1,165)	500
0	83	83	51440	Cleaning	155	751	596	1,000
10	141	131	51460	Pest Control	2,231	1,277	(954)	1,700
229	41	(188)	51470	Tools/Equipment	1,092	377	(715)	500
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3,948	1,597	(2,351)		TOTAL BUILDING	14,344	14,409	65	19,200
EQUIPMENT SYSTEMS								
0	0	0	51050	Fire Extinguisher Inspec	0	0	0	100
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0	0	0		TOTAL EQUIPMENT SYSTEMS	0	0	0	100
RECREATION FACILITIES								

BUDGET COMPARISON

OPERATING FUND

JUNE 30, 2012

CURRENT PERIOD

YEAR TO DATE

ACTUAL	BUDGET	VARIANCE			ACTUAL	BUDGET	VARIANCE	ANNUAL BUDGET
183	250	57	61560	Pool/ Hot Tub Supplies	772	750	122	1,500
0	400	400	61600	Pool	2,376	800	1,576	2,000
0	41	41	61660	Recreation Equipment	0	377	377	500
<hr/>								
183	691	508		TOTAL REC FACILITIES	3,148	1,927	(1,214)	4,000
<hr/>								
GROUNDS								
1,693	1,875	182	71020	Landscape-Contr	8,935	9,375	440	15,000
401	1,250	849	71040	Landscape-Other	1,404	6,250	4,846	10,000
0	166	166	71056	Concrete & Asphalt	0	1,502	1,502	2,000
0	0	0	71060	Fence	60	300	240	300
29	200	171	71100	Sprinklers	595	400	(195)	1,000
0	0	0	71120	Snow Removal	3,543	2,500	(1,043)	2,500
0	200	200	71205	Security	914	1,800	886	2,400
45	83	38	71210	Vehicle	317	751	434	1,000
100	100	0	71211	Vehicle - Gas/Mileage	1,038	900	(138)	1,200
0	58	58	71215	Equipment-Repair	107	526	419	700
0	41	41	71216	Equipment Rental	141	377	236	500
0	41	41	71220	Grounds Equipment	809	377	(432)	500
<hr/>								
2,268	4,014	1,746		TOTAL GROUNDS	17,863	25,058	7,195	37,100
<hr/>								
UTILITIES								
2,044	2,586	542	91020	Gas/Electric	22,023	24,163	2,140	33,000
0	2,468	2,468	91040	Water/Sewer	21,344	16,730	(4,614)	30,000
0	0	0	81080	Storm Drains	0	0	0	11,000
1,039	1,000	(39)	81100	Trash Removal & Recycle	9,358	9,000	(358)	12,000
<hr/>								
3,083	6,054	2,971		TOTAL UTILITIES	52,726	49,893	(2,833)	86,000
<hr/>								
RENTAL EXPENSE								
<hr/>								
0	0	0		TOTAL RENTAL EXPENSE	0	0	0	0
<hr/>								
DEPRECIATION								
<hr/>								
0	0	0		TOTAL DEPRECIATION	0	0	0	0
<hr/>								
ADMINISTRATIVE EXPENSES								
775	775	0	91020	Management - Accounting	6,975	6,975	0	9,300
60	133	123	91021	Office Supplies/Printing-Acting	1,133	1,651	458	2,200
0	166	166	91022	Other Admin - Accounting	1,160	1,502	342	2,000
14	250	237	91040	Legal	3,651	2,250	(1,401)	3,000
0	0	0	91080	Audit/Review & Tax Prep	1,600	2,000	400	2,000
0	0	0	91100	Insurance	40,206	33,000	(7,206)	33,000
0	500	500	91102	Ins-Deductible/Claims	0	4,500	4,500	5,000

BUDGET COMPARISON

OPERATING FUND

JUNE 30, 2012

CURRENT PERIOD

YEAR TO DATE

CURRENT PERIOD			YEAR TO DATE				
ACTUAL	BUDGET	VARIANCE		ACTUAL	BUDGET	VARIANCE	ANNUAL BUDGET
13,674	10,916	(2,758)	91220	90,863	98,252	7,389	131,000
1,139	1,166	27	91235	3,144	10,502	2,358	14,000
508	416	(92)	91265	3,594	3,752	158	5,000
99	153	59	91270	1,144	1,426	282	1,900
180	200	20	91345	2,016	1,800	(216)	2,400
0	125	125	91350	63	1,125	1,063	1,500
350	200	(160)	91355	360	600	240	1,200
412	416	4	91400	3,766	3,752	(14)	5,000
279	41	(238)	91407	383	377	6	500
0	83	83	91410	0	751	751	1,000
0	125	125	91420	201	1,125	924	1,500
0	0	0	91430	533	0	(533)	0
0	50	50	91440	260	450	190	600
0	750	750	91460	785	1,500	715	1,500
0	0	0	91480	255	400	145	400
0	0	0	91560	1,409	7,000	5,591	7,000
0	0	0	91580	0	3,000	3,000	3,000
0	0	0	91600	46	0	(46)	0
20	0	(20)	91610	20	0	(20)	0
(30)	0	30	91615	0	0	0	0
0	500	500	91620	2,792	4,500	1,708	6,000
0	0	0	91900	489	0	(489)	0
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17,490	17,020	(470)	TOTAL ADMIN EXPENSES	171,898	197,190	25,292	245,000
-----				-----			
26,972	29,376	2,404	TOTAL EXPENSES	259,972	288,477	28,505	392,400
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3,761	25,139	(21,378)	NET PROFIT / (LOSS)	19,641	11,778	7,863	0
=====				=====			

**APPROVED Long Term Reserve Plan for the Fiscal Year 2011-2012
Funds Available October 1, 2011 as of 7/13/2012**

Item	Replace\$	# Years Useful Life	#Years Expended	Total \$ Accumulated	Current Year Expenses	Total Current Accumulated Balance	Required Annual Reserve
Buildings							
Roofs - All	\$900,000	27	21	\$650,456	\$0	\$650,456	\$36,000
Painting	\$200,000	10	8	\$160,000	\$0	\$160,000	\$20,000
Siding/Prepnty repairs	\$75,000	10	8	\$48,124	\$0	\$48,124	\$7,500
Stairways	\$150,000	40	31	(\$1,235)	\$0	(\$1,235)	\$3,750
Gutters	\$20,000	20		\$4,000	\$0	\$4,000	\$1,000
HVAC	\$30,000	15		\$2,844	\$0	\$2,844	\$2,000
Electrical	\$15,000	35		\$8,550	\$0	\$8,550	\$430
Carports	\$100,000	40		\$5,000	\$0	\$5,000	\$2,500
Grounds							
Fences	\$100,000	30	19	\$60,163	\$1,335	\$58,828	\$3,333
Asphalt	\$60,000	10		\$24,638	\$0	\$24,638	\$6,000
Landscaping	\$35,000	15		\$0	\$0	\$0	\$9,286
Concrete	\$45,000	5		\$25,711	\$0	\$25,711	\$9,000
Sprinkler System	\$12,500	35		\$6,521	\$0	\$6,521	\$350
Sewer System	\$30,000	20		\$9,799	\$1,800	\$7,999	\$1,500
Pool							
Pool/Hot Tub	\$50,000	20	4	\$7,141	\$0	\$7,141	\$2,500
Heaters/Pumps	\$10,000	8		\$4,930	\$0	\$4,930	\$1,250
Furniture	\$2,500	10	8	\$968	\$0	\$968	\$250
Laundry/Mailroom							
	\$12,000	10		\$3,600	\$0	\$3,600	\$1,200
Clubhouse							
	\$66,000	25		\$18,588	\$0	\$18,588	\$2,640
Large Equipment							
Maintenance	\$40,000	15		\$6,740	\$0	\$6,740	\$2,700
Office	\$1,500	4		\$2,359	\$0	\$2,359	\$375
Contingency	\$50,000	10		\$12,313	\$489	\$11,824	\$5,000
Totals	\$2,004,500			\$1,062,445	\$3,624	\$1,058,821	\$118,564
				Amount To Be Saved 2009-2010 Budget Year		Interest Income	(\$20,000)
				Actual Savings for 2011-2012 in Budget			\$98,564
				Total in Reserve Account as of 10/1/11			\$98,654
							\$1,062,445

Architectural and Landscape Committee Report

July 2012

This report outlines the requests received since the last meeting for changes to units which require written request and approval. This includes skylights for Unit 47, update to the steps for #136 to meet safety requirements, new patio doors for #173, and a waterproof silcock and deck modification for #76.

Satellite requests continue to be strong and may soon be on every unit. The newest ones approved are to #61, 88 and 165. Please remember that you need to submit a request before the satellites are installed as maintenance will direct the placement of the satellites. Due to satellite companies restricting the actions of their employees in placing the dishes, we are seeing more unusual placements so it is especially important that the installation be monitored by Canyon Club.

The architectural committee has a bimonthly walkabout to look for safety issues and landscaping issues. If you would like to be part of the walkabout, we typically meet at the mail room at 9:00 a.m. with the next scheduled date for this Saturday, July 21st. I have changed the time to 8:30 so it will be a little cooler when we start out. 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 - July 2012

Written by Adam Blake, Maintenance Superintendent

- **Pool Vandalisms** We have had several instances this year of furniture being thrown into the pool and other vandalisms. This causes damage to the pool and is especially frustrating because the staff did extensive repair and restoration to the plaster finish prior to the pool opening this year. We have also had several reports of people in the pool after-hours. If you notice someone in after-hours please either address them personally, call the emergency line, or at a minimum send us an email with a description of the person(s) and a date and time.
- **Landscaping Work** - The landscape work discussed early in the season has been taking place, although not at the rate we'd hoped as time has been consumed by other projects. Some plantings have taken place, and the remainder will be planned, ordered, and planted in the late summer/early fall. It's just too hot right now to expect young plants to survive. These fall plantings are not only for replacement shrubs, but also for turf/sod in several areas as well. In the mean time we are outlining the specific areas in need of attention and working on improving irrigation. You may have noticed some different types of sprinklers in some areas. We are doing some redesign and replacement in several areas for more efficient watering.
- **Pests** - Another challenge we are battling are all of the rabbits. We have seen a slight decrease in numbers, but we are still seeing plenty of destruction caused by them. This week a repellent we have "test-phased" with success is being applied over a broader area. Hopefully this is effective in driving them off. We are also seeing an increase in wasp and bee activity as we usually do in this hot time of year. We continue to re-bait the traps and address nests as we learn of them. If there is an area you have concern with, please contact us with details of location so we can address the problem
- **Laundry Room Restoration** - The two laundry rooms that are still in use have been slated for a renovation. The plan is to repair areas in need, recoat the floors, repaint, and update plumbing and electrical. The first room we started with was found to have an irreparable floor and has been under-construction for some weeks now. After tearing out the broken concrete and rotted subfloor we also had to "beef-up" the floor joists. Since this time the new concrete floor has been poured and will be curing for a minimum of 30 days before we can add the weight and stress of washing machine operation. During this curing time we will be wrapping up the plumbing and electrical updates. I hope for this room to be open by mid-August and don't intend to begin the second room until the "landscape season" has passed.
- **Concrete Work** - I'm sure many of you have noticed some new sections of sidewalk along the main roads. We are working with a new concrete company and I wanted to see a few examples of their work before committing to any large projects. This is also the company that has done the laundry room work, and will be doing a re-cast of a section of catwalk. Seeing these different types of work will be a good showing of this company's workmanship, so far I am pleased. We are also in the bidding phase of mudjacking work for areas that can be repaired in such a manner. Mudjacking bids should be closed and scheduled soon.
- **Heavy Weather** - ^{spring} Over the last couple months we have had some big storms. Despite the gutter clean-out that was done in the fall, we find ourselves on the roofs again cleaning gutters and downspouts. So much debris has been knocked off the trees and is blocking the water-ways. If you have a specific area you are concerned about please contact the maintenance office to report it.

If you have any concerns or questions please do not hesitate to contact the Maintenance Department or the HOA office. To keep up on what is going on and have the most up-to-date notices join us on Facebook.com - search "Canyon Club-Maintenance".

Maintenance Department - 303.757.3426 or email: adammaintenance@ymail.com

HOA Office (2pm-6pm) - 303.757.8527 or email: canyonclubcondos@yahoo.com

All kinds of information can also be found on the website at: www.canyonclubcondos.org

Social Committee

July 17, 2012

Submitted by: Susan Schubert

The Social committee recently held two events:

The Community Yard Sale was held on Saturday, June 23 from 8:00am – 1:00pm. Approximately 17 homeowners participated in the event. The Association placed advertising on Craigslist and owners had the option of displaying their items at the front entrance or within their own units/ patios. The day was very busy and several other neighborhoods also held their yard sale events that day.

The Annual Summer Picnic was held on Saturday, July 14 from 2:00-5:00pm. 70+ homeowners and neighbors enjoyed a relaxing afternoon. Traditional picnic food was served and fun was had by all. Special thanks to the Board and staff for assisting in making this another fun event.

If you would like to volunteer for this or other Committees please contact the office. We welcome new volunteers.