

July 16, 2013
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 2013 Board Meeting Minutes**

- III. President's Report**

- IV. Budget Report**

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

- VI. Old Business**

- VII. New Business**

- VIII. Adjournment**

**Canyon Club Homeowner's Association
Board Meeting
May 21, 2013**

Attending BOARD Members:

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

The meeting was called to order at 7:00 pm by President Lofton Petty.
Introductions were made by attendees and the BOARD.

Approval of November 2012 Board Minutes

Minutes from the January 22, 2013 Board Meeting were not read, but provided in the meeting packet. A motion was made, seconded and all minutes were approved by the Board as written for the January 22, 2013 Board Meeting.

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 feed back 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.

During the annual meeting one of our residents asked about another recycle container. We looked into options and added a second pickup. Recycling is now picked up on Tuesday and Friday. Beth also updated the information as to what can be recycled.

As many of you may be aware, we changed our insurance to American Family. They provided us full coverage with a lesser premium. We have also contracted with Environmental Design to do our landscaping this year.

Water restrictions are in place, thus we will only be watering a couple days per week. As an individual, I ask everyone to do what they can to conserve water in their daily routines. Annual Fire Equipment Reports are due to Beth in the office. If you do not comply and we are fined, you will be responsible to reimburse the fine to the HOA. The Board has been working on the Rules and Regulations. This got sidelined due to the roofing project, but should be done soon. Thanks to Norm Early and his committee for getting things started on this project.

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 large LPG canisters are permitted. You can use up to a one pound LPG container or an electric grill. This is a Denver City ordinance and patrolled by DFD. If the complex incurs any fines, 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.

Everything else has been business as usual. The next Board meeting will be July 16th. We wish everyone a wonderful and safe July 4th holiday.

Budget Report

Angie reviewed the budget report including the balance sheet, budget comparison and Long Term Reserve plan, which included the final costs for the roofs, concrete work and laundry room remodeling. No questions were presented.

Committee Reports

Architectural Report –Corrine Hatlen

There have not been a lot of requests since the last board meeting, other than a couple satellite dish requests.

As reported in the last meeting, our April walkabout included a meeting afterwards where our maintenance supervisor, Adam, reviewed the unit owner's responsibilities for the care and maintenance of their unit and what the Association's responsibilities are in the buildings. Adam also discussed what additional insurance might be needed by the unit owner to insure better coverage. I want to thank Adam for his time and expertise, as well as the refreshments.

Topics for future meetings were also discussed and included, among other subjects, Adam giving some instruction on minor repairs for both electrical and plumbing issues. While there was no walkabout or meeting this month, Adam and I plan to have monthly combination walkabouts and meetings this summer. If you have any specific subjects you'd like Adam to try to address, please contact the maintenance office or Canyon Club office.

The walkabouts are typically the third Saturday of the month and, at this time, scheduled for 8:30 a.m. for the summertime. The meeting with Adam will be immediately afterwards in the clubhouse. A sign will be posted in the mailroom about a week before to confirm the date and time.

As always, please feel free to contact the main office whenever you notice something you feel needs attention around the buildings and grounds.

Maintenance Report – Adam Blake

Sod & Seed: We have been delayed in doing this project due to weather delays and completing other projects. At this time I am certain we will not be able to get everything on the list done before the temperatures get too hot, but I'm hoping we can pick it up again in the fall. We are addressing the worst areas first and working through to the areas that are simply thin. Many of the thin areas are slated to be seeded in the fall immediately following the fall aeration.

Irrigation: As of the time of this meeting irrigation should be checked, repaired, and schedules running. We are very limited this year as to when we can water so you will see the sprinklers on at times we

previously tried to avoid. In the past we have tried to accommodate “high-traffic” times when it was likely residents were out playing with their children or walking their pets. This year we are limited to watering 2-days per week. Additionally, there are 8-hour periods in the middle of those days when we cannot water. Because of this we will need to take advantage of what opportunity we have which means sprinklers will be running during these “high-traffic” times, but only on Tuesdays and Fridays.

Flower Planting: Flowers are in! Unfortunately we are already seeing destruction by the rabbits and are doing what we can to deter this. I would like to thank Guzel Vafina for her volunteer help in planting the flowers, as well as a thank you to Robert and Jeff for assisting with the planting.

Pool Season: The pool has been open since May 11th, although we are only vacuuming on the weekends. The chemicals are being balanced and the water is filtered 24-7 so it is safe to use. I discovered over this past weekend some trouble with the lights which we will be investigating. The pool will open full-time on Memorial Day weekend at which time daily maintenance will begin. We have already had several instances of folks in the pool after-hours. If you see this occur please let us know or call DPD non-emergency to report the issue. Using the pool after-hours is considered trespassing which can result in loss of amenities use and/or criminal charges.

Other Issues: We have replaced the filter control on the pool as it was leaking badly. Wasp traps have been placed and are re-baited on a regular basis. We continue to try to keep the rabbit problem under control, although our trapping efforts have not been very successful. This past weekend we had a sewer main for an entire building back-up which resulted in several hours of work.

Near-future projects: We will be continuing to work on the sod projects until the temperatures are too high to continue (the sod won't take & will die). I am working on scheduling bids for some projects related to the new drainage issues from the addition of front gutters and downspouts. These include underground drainage and chase installations in portions of the sidewalks. We are also planning on cleaning carports and striping over the summer, although it will likely be a couple of months before this begins. Our biggest priority right now is to continue the “green” projects while temps are cool enough. Once things get consistently hot we'll shift our efforts to the less temperature dependant issues until things cool down in the fall.

If you have questions, comments, or feel something needs attention please contact us. Information can be sent via telephone through the HOA office by calling 303-757-8527, or you can reach me directly through email at adammaintenance@ymail.com.

General Discussion: Kent Litton asked that Adam clarify what landscapers are responsible for. Adam explained that they are responsible for mowing, pruning, and edging, while maintenance is responsible for weeding, Rosalie Wagner asked if the pine needles would be cleared away and Adam explained that there have been some initial hiccups with Environmental Designs, but that the pine needles would be taken care of. Sandy Redman asked if residents could tie ribbons around bushes by their units if the resident wants to prune them themselves, and Adam said that could be done.

There have been some issues with kids in the pool area playing with the emergency equipment. Adam asked that residents keep an eye open for any issues in the pool area.

Rabbits are still an issue for the grounds, but maintenance is experimenting with different repellents, including fox and coyote urine-based products, which can be smelly and expensive, and Susan suggested a pepper-based repellent.

Adam pointed out that some of the bushes are stressed this year due to the rabbits, but also because of the erratic weather, but they are not dead and have started budding.

Adam informed the meeting attendees of a sewer back-up in one of the buildings and stressed the importance of notifying maintenance regarding all water issues as soon as possible, as water damage is one of the top culprits of property damage.

Barbara Curran asked about the ant hills around the property and Adam asked that residents let maintenance know their location so they can spray repellents in the area. He also said that the north and east courtyards would see more ant activity.

Adam reminded attendees that the maintenance phone number had been disconnected and that all maintenance requests should go through the main office.

Lofton pointed out that any suspected roof leaks need to be reported ASAP as we are under warranty through the roofing company.

Social Committee Report – Susan Schubert

Susan announced the CCC HOA Summer Picnic, which is scheduled for July 27, from 1-3 pm at the pool. Complete information was included in the newsletter which is available in the mailroom, the office and online at www.canyonclubcondos.org.

Old Business

Lofton explained the change in insurance from CIBA to the new carrier, American Family Insurance. The roofs are now fully insured and the Board chose the plan with the \$10,000 deductible which lowered the annual premium to \$38,000. One of the attendees asked if there would be an assessment for the insurance, Lofton said there would not.

A motion was made, seconded and the new insurance plan was approved by the Board.

Lofton did an overview of the new contract with Environmental Designs, which would be performing the landscaping. Their contract came in lower than last year's at \$12,900, and spans the months of April – November.

A motion was made, seconded and the landscaping contract was approved by the Board.

A second contract with Environmental Designs for tree treatments was discussed in the amount of \$3,132, which would include aphid treatments and deep watering for the trees during the drought.

A motion was made, seconded and the tree treatment contract was approved by the Board.

New Business

A proposal for brickwork was presented in the amount of \$2,885 to repair pillars and fences around the property with brick replacement and re-mortaring.

A motion was made, seconded and the brickwork proposal was approved by the Board.

Lofton announced that the Board has been working on updating the Rules and Regulations and noted that there had been comments on the parking situation throughout the complex. Currently, CCC has 180 assigned parking spaces, 145 unassigned parking spaces and 293 vehicles permitted for the complex, leaving just over 30 spaces available for visitor parking.

Adam pointed out that secondary cars that are not driven every day must be moved every two weeks and must have current tags and a valid CCC parking permit.

Guzel Vafina from unit 128 read a letter to the Board requesting that visitor parking be restricted to street parking and expressed concern that visitors were leaving their cars parked for extended periods of time. Susan made the observation that enforcing any parking rules would be very difficult as there is no way to monitor the issue, and that visitor parking for extended periods is allowed under the rules as long as it's been approved. Jeff pointed out that every unit is assigned a carport, but that not all owners utilized them. He also argued that there was no way to evenly or fairly distribute the 30+ parking spaces between 175 units. Adam encouraged residents to contact the office or the maintenance department if they encounter an unauthorized vehicle on the premises.

Guzel also expressed concern about the three parking spaces across from the mailroom, which can be dangerous as vision is impaired because of the vehicles. Both Adam and Susan confirmed that those spots would be removed when the re-stripping project takes place.

Umbrellas for the pool area were discussed and Adam said they don't generally last due to weather and use, but that future plans for the area may include a possible pavilion for shade.

One resident asked if the Board anticipated raising HOA dues at the end of the fiscal year. He responded that the budget process begins in July and based on the outcome of that process, an increase would be determined. Susan pointed out that the area around CCC HOA is expected to see insurance increases based on the state and county populations, and Adam also noted the steady increase in utility costs.

Lofton said the Board is continuously looking for ways to save money wherever possible and encouraged residents to submit their ideas and suggestions. Susan added that the Board looks into every idea and request presented to them.

Patra Attig asked about the number of rental in the complex. Lofton said they met with their attorney and funding for FHA financing could be an issue as rentals have gone up over the last year. He said the Board is considering redrafting the Declarations to include a clause that newly purchased units must be owner-occupied for one year.

Sandy Redman pointed out that the parking issue might not be as bad if there were fewer rentals in the community, but Susan said there was no way to cap the number of rentals and Jeff added that the Fair Housing Act cannot place limitations on people.

Susan also said that multiple issues had been raised with the attorney regarding the Declarations, and that mortgage companies would need to sign off on any amendments.

Lofton adjourned the meeting at 8:20 pm.

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 16, 2013

I hope everyone had a safe and enjoyable July 4th. Business has been as usual the past couple months. After comparing our phone service with Century Link to Comcast, the decision was made to change to Comcast. Over the course of a year we are saving several hundred dollars. We have disconnected the phone in the maintenance office, all maintenance calls should go through Beth in the office. We have also set up a wireless network. This allows maintenance to have Internet without having to pay for a separate connection. I know some have noticed the antenna outside the maintenance office. For now it does not look very nice because Adam is working on a location to give him the best reception. Once this location is determined a nicer, permanent mounting will be installed. With this we can now offer our residents "WiFi" while in the pool area. The access code will be given by Beth and will change on a regular basis

The Board has been working on the revised Rules and Regulations. I think we are on the final revision. Once these are completed they will be emailed to everyone we have emails for. They will also be posted on our web site for easy access. If anyone wants a hard copy they will need to contact Beth and she will print one for you. When you get the rules, please take a few minutes to read through them, as several changes have been made.

Also, budget-planning time is here again. We will have a few meetings to plan the budget. These meetings are open to all homeowners and we encourage anyone who is interested in how our money is being spent to attend. It is at the final meeting that the Budget Committee will make a recommendation to the Board on the amount, if any, of increases in our dues.

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 17th. Please watch for notices and emails regarding the Budget Planning Meetings.

C/O LCM Property Management
1776 South Jackson Suite 530
Denver CO 80210

	Operating	Reserves	Total
CASH			
100100 - Cash Citywide Banks	83,301.69	194.51	83,496.20
100200 - Cash - Debit Card	1,129.39	0.00	1,129.39
100700 - Cash - Merrill Lynch MM 04030	0.00	30,943.70	30,943.70
100900 - Cash - Merrill Lynch CD Accts	0.00	526,000.00	526,000.00
101000 - Petty Cash	160.19	0.00	160.19
TOTAL CASH	84,591.27	557,138.21	641,729.48
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	(31,961.71)	31,961.71	0.00
111250 - Due (To)/From Prior Years	98,107.43	(98,107.43)	0.00
TOTAL DUE TO/FROM	66,145.72	(66,145.72)	0.00
NET	150,736.99	490,992.49	641,729.48
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	13,903.04	0.00	13,903.04
130200 - Allowance for Bad Debt Current	(18,950.00)	0.00	(18,950.00)
TOTAL ACCOUNTS RECEIVABLE	(5,046.96)	0.00	(5,046.96)
OTHER RECEIVABLES			
140300 - Employee Loans	419.28	0.00	419.28
140400 - Accrued Int Receivable	0.00	2,953.71	2,953.71
TOTAL OTHER RECEIVABLES	419.28	2,953.71	3,372.99
OTHER CURRENT ASSETS			
150100 - Prepaid Workers Comp Ins	587.00	0.00	587.00
150200 - Pre-Paid Ins	5,600.00	0.00	5,600.00
150300 - Prepaid Storm Drain	9,020.22	0.00	9,020.22
159500 - Clearing	60,000.00	0.00	60,000.00
159600 - Payroll Clearing	557.37	0.00	557.37
TOTAL OTHER CURRENT ASSET	75,764.59	0.00	75,764.59
FIXED ASSETS			
160100 - Furniture & Equipment	47,858.96	0.00	47,858.96
160200 - Accuml Dep Furniture & Equip	(34,926.17)	0.00	(34,926.17)
TOTAL FIXED ASSETS	12,932.79	0.00	12,932.79
TOTAL ASSETS	234,806.69	493,946.20	728,752.89
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	29,062.54	0.00	29,062.54
200200 - Accounts Payable	5,314.02	0.00	5,314.02
TOTAL ACCOUNTS PAYABLE	34,376.56	0.00	34,376.56
OTHER PAYABLES			
210200 - Accrued Property Taxes	750.00	0.00	750.00
210300 - Prepaid AT&T Lease	12,000.00	0.00	12,000.00
210600 - Salaries Payable	870.00	0.00	870.00
210700 - Payroll Taxes Payable	3,886.83	0.00	3,886.83
210800 - Income Tax Payable	843.00	0.00	843.00
TOTAL OTHER PAYABLES	18,349.83	0.00	18,349.83
UNEXPENDED INS PROCEEDS			
230100 - Unit 36-Claim Dec 2012	4,115.99	0.00	4,115.99

C/O LCM Property Management
1776 South Jackson Suite 530
Denver CO 80210

	Operating	Reserves	Total
TOT UNEXPENDED INS PROCEEDS	<u>4,115.99</u>	<u>0.00</u>	<u>4,115.99</u>
TOTAL LIABILITIES	<u>56,842.38</u>	<u>0.00</u>	<u>56,842.38</u>
EQUITY			
FUND BALANCES			
301200 - Retained Earnings	219,252.45	1,086,055.01	1,305,307.46
301300 - Inter Fund Transfers	(47,640.07)	47,640.07	0.00
301400 - Equity Adjustments	(11,576.86)	588.80	(10,988.06)
301600 - Adj For (Gain)/Loss On Sale#44	0.00	17,769.71	17,769.71
Current Earnings	<u>17,911.79</u>	<u>(658,090.39)</u>	<u>(640,178.60)</u>
TOTAL EQUITY	<u>177,947.31</u>	<u>493,963.20</u>	<u>671,910.51</u>
TOTAL LIABILITIES & EQUITY	<u>234,789.69</u>	<u>493,963.20</u>	<u>728,752.89</u>

Canyon Club Condominium Owners Assn
Budget Comparison - Operating Fund
06/30/2013

C/O LCM Property Management
1776 South Jackson Suite 530
Denver CO 80210

Month	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date	Current YTD Actual	Current YTD Budget	Current YTD Variance	Current Year Total Budget
	39,596	39,609	(13)	1.400100				
	(9,084)	(9,084)	0	1.400200	356,364	356,481	(117)	475,308
	<u>30,512</u>	<u>30,525</u>	<u>(13)</u>		<u>(81,756)</u>	<u>(81,756)</u>	<u>0</u>	<u>(109,008)</u>
					274,608	274,725	(117)	366,300
	183	125	58	1.420100				
	0	0	0	1.420200	2,076	1,125	951	1,500
	51	42	9	1.420300	(293)	0	(293)	0
	0	0	0	1.445100	528	378	150	500
	0	0	0	1.445300	125	72	53	100
	0	8	(8)	1.445500	503	0	503	0
	0	23,800	(23,800)	1.446100	0	72	(72)	100
	0	0	0	1.449999	0	23,800	(23,800)	23,800
	100	63	37	1.455600	100	0	100	0
	0	188	(188)	1.455700	750	567	183	750
	<u>334</u>	<u>24,234</u>	<u>(23,900)</u>		<u>2,082</u>	<u>1,692</u>	<u>390</u>	<u>2,250</u>
					5,871	27,706	(21,835)	29,000
	<u>30,846</u>	<u>54,759</u>	<u>(23,913)</u>		<u>280,479</u>	<u>302,431</u>	<u>(21,952)</u>	<u>395,300</u>
	257	750	493	1.500100				
	1,524	42	(1,482)	1.500900	3,939	6,750	2,811	9,000
	0	0	0	1.500950	1,524	378	(1,146)	500
	0	0	0	1.502100	2,120	0	(2,120)	0
	0	42	42	1.502400	198	0	(198)	0
	0	167	167	1.503100	176	378	202	500
	266	183	(83)	1.503700	0	1,503	1,503	2,000
	0	83	83	1.504000	1,227	1,847	420	2,200
	194	158	(36)	1.504100	284	747	463	1,000
	0	100	(100)	1.504200	1,459	1,422	(37)	1,900
	<u>2,242</u>	<u>1,525</u>	<u>(717)</u>		<u>770</u>	<u>900</u>	<u>130</u>	<u>1,200</u>
					11,697	13,725	2,028	18,300
	0	0	0	1.545400				
	0	167	167	1.555200	44	50	7	100
	<u>0</u>	<u>167</u>	<u>167</u>		<u>0</u>	<u>1,503</u>	<u>1,503</u>	<u>2,000</u>
					44	1,553	1,510	2,100
	0	100	100	1.600150				
	0	400	400	1.600200	0	900	900	1,200
	0	400	400	1.600205	584	800	216	2,000
	323	0	(323)	1.600600	0	800	800	2,000
	0	42	42	1.610100	666	0	(666)	0
	0	0	0	1.620200	938	378	(560)	500
	<u>323</u>	<u>942</u>	<u>619</u>		<u>579</u>	<u>0</u>	<u>(579)</u>	<u>0</u>
					2,767	2,878	111	5,700
	1,613	1,875	263	1.700100				
	81	400	319	1.700900	8,224	9,375	1,151	15,000
	263	183	(80)	1.701200	199	800	601	2,000
	19	83	64	1.701300	629	1,647	1,018	2,200
	0	83	83	1.701350	983	747	(236)	1,000
	0	0	0	1.701500	64	747	683	1,000
	881	1,250	369	1.704999	1,415	2,500	1,085	2,500
	0	0	0	1.720300	2,058	6,250	4,192	10,000
	<u>2,857</u>	<u>3,874</u>	<u>1,017</u>		<u>157</u>	<u>300</u>	<u>143</u>	<u>300</u>
					13,728	22,366	8,638	34,000
	2,422	2,351	(71)	1.800100				
	0	2,667	2,667	1.800300	20,789	21,966	1,177	30,000
	0	0	0	1.800500	28,138	24,003	(4,135)	32,000
	1,153	1,042	(111)	1.800800	12,036	12,000	(36)	12,000
	<u>3,575</u>	<u>6,060</u>	<u>2,485</u>		<u>9,843</u>	<u>9,378</u>	<u>(465)</u>	<u>12,500</u>
					70,805	67,347	(3,458)	86,500
	775	0	(775)	1.900100				
	0	775	775	1.900200	1,550	0	(1,550)	0
	449	250	(199)	1.900400	5,425	6,975	1,550	9,300
	(61)	0	61	1.900500	1,434	2,250	816	3,000
	16,927	4,250	(12,677)	1.900700	(292)	0	292	0
	0	500	500	1.900800	34,678	38,250	3,572	51,000
	0	0	0	1.900900	0	4,500	4,500	6,000
	0	0	0	1.901000	2,000	2,000	0	2,000
	0	0	0	1.901100	6,978	5,000	(1,978)	5,000
	0	750	750	1.901500	659	2,000	1,341	2,000
	0	0	0	1.901700	1,086	1,500	414	1,500
	569	458	(111)	1.902000	315	400	86	400
	121	167	46	1.902200	3,581	4,122	541	5,500
	53	183	130	1.902205	1,097	1,503	406	2,000
	0	167	167	1.902206	371	1,647	1,276	2,200
	706	42	(664)	1.902500	201	1,503	1,302	2,600
	0	75	75	1.903180	842	378	(464)	500
	0	0	0	1.903300	441	675	234	900
					<u>280</u>	<u>0</u>	<u>(280)</u>	<u>0</u>

Canyon Club Condominium Owners Assn
Budget Comparison - Operating Fund
06/30/2013

C/O LCM Property Management
1776 South Jackson Suite 530
Denver CO 80210

Month	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date	Year To Date Actual	Year To Date Budget	Year To Date Variance	Current Year Total Budget	
	0	333	333	1.903400	Bao Debt	0	2,997	2,997	4,000
	19,538	7,950	(11,588)		TOTAL GENERAL ADMIN EXP	60,645	75,700	15,055	97,300
	10,132	10,917	785	1.910100	SALARIES				
	859	1,000	141	1.911100	Wages/Sal - Manager	90,650	98,253	7,603	131,000
	99	158	59	1.911200	Wages/Sal - Employer Taxes	7,617	9,000	1,383	12,000
	504	417	(87)	1.911300	Wages/Sal - Payroll Processing	1,032	1,422	390	1,900
	240	125	(115)	1.911400	Wages - Workers Comp	2,981	3,753	762	5,000
	11,834	12,617	783		Contract Labor	593	1,125	533	1,500
	40,368	33,135	(7,233)		TOTAL SALARIES EXPENSE	102,882	113,553	10,671	151,400
	(9,522)	21,624	(31,146)		TOTAL OPERATING EXPENSES	262,567	297,122	34,555	395,300
					NET OPERATING INCOME/(LOSS)	17,912	5,309	12,603	0

**APPROVED Long Term Reserve Plan for the Fiscal Year 2012-2013
Funds Available October 1, 2012 as of 7/16/2013**

Item	Replaces	# Years Useful Life	#Years Expended	Total \$ Accumulated	Current Year Expenses	Total Current Accumulated Balance	Required Annual Reserve
Buildings							
Roofs - All	\$900,000	25	22	\$804,948	\$751,785	\$53,163	\$36,000
Painting	\$200,000	10	9	\$180,000	\$0	\$180,000	\$20,000
Siding/Prepntg repairs	\$75,000	10	9	\$67,500	\$0	\$67,500	\$7,500
Stairways	\$150,000	40	4	\$0	\$0	\$0	\$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		\$58,828	\$0	\$58,828	\$3,333
Asphalt	\$60,000	10	20	\$24,638	\$0	\$24,638	\$6,000
Landscaping	\$35,000	15		\$0	\$0	\$0	\$9,286
Concrete	\$45,000	5		\$17,711	\$2,860	\$14,851	\$9,000
Sprinkler System	\$12,500	35		\$6,521	\$0	\$6,521	\$350
Sewer System	\$30,000	20		\$7,999	\$0	\$7,999	\$1,500
Pool							
Pool/Hot Tub	\$50,000	20	5	\$7,141	\$0	\$7,141	\$2,500
Heaters/Pumps	\$10,000	8		\$4,930	\$0	\$4,930	\$1,250
Furniture	\$2,500	10	9	\$968	\$0	\$968	\$250
Laundry/Mailroom							
	\$12,000	10		\$3,600	\$530	\$3,070	\$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		\$11,824	\$0	\$11,824	\$5,000
Totals	\$2,004,500			\$1,244,689	\$755,174	\$489,515	\$118,564
				Amount To Be Saved 2012-2013 Budget Year		Interest Income	(\$10,000)
				Actual Savings for 2012-2013 in Budget			\$108,564
				Total in Reserve Account as of 10/1/12:			\$109,008
							\$1,244,689

Architectural and Landscape Committee Report

July 2013

It's been a very quiet summer with only a couple of requests.

The presentations initially set up to coincide with the architectural and landscape walkabouts have been suspended at this time. There was no walkabout in June but I plan to have monthly dates for July, August and September and then returning to a bimonthly schedule in the fall and winter.

Signs will go up this week for a walkabout next Saturday, July 20th at 8:15 a.m. in an effort to beat the worst of the heat.

As always, if you notice anything around the complex you feel needs attention, please contact the office or maintenance department.

Maintenance Report – July 2013 Written by Adam Blake – Maintenance Superintendent

The last several weeks have been a whirlwind. Some of the major things we have been working on are bulleted below. If you would like more detail on any of these areas or have any questions please don't hesitate to contact me. If at any time in the day-to-day you have questions, comments, suggestions or concerns please contact me via email or by stopping by. If it's easier for you, please feel free to call Beth in the office and she can either contact me directly or pass a message along. Beth is also available via email, contact information for both of us is listed at the bottom of the report.

Irrigation & Turf

Through the last several hot weeks Robert has been performing an irrigation-audit. During an irrigation-audit the zones are examined one-by-one to check for line-leaks, broken heads, uniform coverage, etc. During this time the watering times are also adjusted to accommodate the hot seasonal conditions. We were fortunate a few weeks ago when Denver Water lowered the drought to Stage 1 which provides us with an additional day to water. Previously we were only permitted to water 2-days a week. During this audit several issues were corrected and better coverage provided for those browning areas.

Two large areas of new sod have been installed. These are near units 124 & 55. A fence has been put up around the areas to discourage traffic, but the fence is more of a visual indicator. Please ensure you, your children, and your pets are staying clear of these areas. These two particular areas have been very difficult to grow in the past and we need as much cooperation from the community as possible to make this shot a success. Additional sod and some seeding will take place in the fall around the time of aeration.

Laundry Room Water Heater

The water heater in one of the laundry rooms (LR5) failed and has since been replaced. The laundry room was closed for approximately a week while work was done. The replacement heater was pulled from retirement in one of the old laundry rooms so fortunately cost was limited to only some new fittings.

Pool & Hot Tub Care

The pool and hot tub have required above-normal care this year. The pool has seen heavy use and sometimes abuse that has required extra time and attention. The hot tub has been fighting us all season on maintaining chemical levels and filter related mechanical issues. We have found solutions to many of the problems and have been working with pool professionals to continue sorting out others. Both the pool and hot tub are safe for use daily, but more work has been going into each morning to make it so. You have probably seen notices posted regarding underage residents and guest in the pool. We have had several issues this year and are having to cinch-down a bit on the rules to protect the communities investment in the amenities. If you see anyone who looks like they don't belong, damaging or abusing amenities, large groups, etc. please let us know so we can address the issue. If irreparable damage occurs it will not only be an inconvenience to the community, but could be a financial blow to everyone.

Parking & Street Striping

Notices were posted last week regarding the schedule for striping. Of course our first scheduled day we got the worst monsoon we've seen this season. Notices will continue to be posted regarding rain-delays and the like. Please keep an eye on your area as we'll need vehicles cleared to do the cleaning and striping. Typically what you may see is an area coned off the night before indicating vehicles be removed first thing in the morning, but read the signs to be sure in each instance. Our goal is to have each area done and cones removed before folks are getting home from work and parking is in high-demand.

CONTACT INFORMATION:

Beth Starbuck – Office Manager 303-757-8527 -or- canyonclubcondos@yahoo.com

Hours: Monday-Friday 2pm-6pm

Adam Blake – Maintenance Superintendent adammaintenance@ymail.com -or- messages can be called-in to Beth
Available Hours: Monday-Friday 8am-4pm (First and/or last hours of the day are unavailable)

To Contact the Board of Directors: Call or send an email to Beth, she will pass along to BOD.