

Canyon Club Homeowner's Association

Board Meeting

January 20, 2015

Attending Board Members:

Lofton Petty-President

Susan Schubert-Vice President

Bea Fittler-Totth-Secretary

Jeff Sterkel-Member at Large

The meeting was called to order at 6:33 pm by President Lofton Petty.

Introductions were made by the attendees and the Board.

Ratification of the November 2014 Meeting Minutes

Minutes for the November Meeting were not read, but provided in the meeting packet.

Reports

President's Report
January 20, 2015

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, Adam Blake and Jef Henderson for all their work on the Holiday potluck and decorating. This was one of the best gatherings we have had. Several attended and everyone enjoyed the great food and visiting. It was announced at the Potluck that we would like to open the clubhouse once a month for residents to come together. It would be bring your own food and drink. This would allow people to visit, play cards or games, watch a movie or whatever we can come up with. If anyone would like to help plan and organized these functions please contact Betsy in the office.

We have several storage closets around the community for residents use. These units are accessible by getting a key from Betsy in the office. If you use one of these areas it is as your own risk. Canyon Club is not liable for personal injury or damage to the items being stored. Periodically everyone using the units needs to make sure their items are arranged neatly with their name and unit number on each item. Periodically maintenance will go thru these units and clean them up, notices will be posted as when this will happen. Any unmarked items or items of individuals no longer living in the complex will be disposed of.

If you use the fitness center, you will notice a new TV. The old one was on its last leg. We will be adding extra some extra speakers so you can hear it above the exercise equipment. A HDMI cable has also been purchased to allow you to plug in various devices to watch a movie, etc. while you work out.

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 and their helpers do an awesome job maintaining the walkways and streets, there will still be ice. We have had a few falls already this year, please wear proper shoes for your own safety and use the handrails when on the steps. Buckets of ice melt and sand has been placed throughout the property. If you come across an icy area, please help by spreading the mixture on the area. But please be careful, as this mixture will damage grass and plants, so use it sparingly in areas around vegetation.

As a safety note, please double-check your carbon monoxide detectors to make sure they are functioning properly. With the below freezing temperatures our furnaces are running a lot.

Remember that our meeting on March 17th is the Annual Meeting. We have two Board position open. You will be receiving your proxies along with nomination forms in the mail from LCM. If you are interested in running for the Board, complete the nomination form and return to Betsy in the office. If you are unable to attend the meeting, please complete the proxy and return to Betsy in the office.

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

Maintenance Report – January 2015 : Written by Adam Blake, Maintenance Superintendent

Since the last maintenance report a number of things have happened including the addition of a new Assistant Maintenance Superintendent. Our new staff member is Jef Henderson. Jef comes from a background in mechanical work and welding and also has experience in customer service. Jef is very eager to learn about the property and expand on his knowledge and experience. Please take a minute as you see Jef on the property and introduce yourself if you have a chance. I would also like to say ‘Thank You’ to our seasonal help, Mark Olson, for stepping-in during our staff shortage to help ensure the day-to-day operations carried on as well as helping out with the management of snow removal helpers and related duties. It is great having folks we can count on when things get difficult.

In recent weeks we have had several snows, some measureable...some not so much. Nonetheless it has kept us busy with snow removal and ice mitigation. We do what we can on the property, but we really count on residents to keep us informed of problem areas, drive and park responsibly, and use caution while moving about the property. Recently we’ve had several storms that didn’t appear to be much, but actually created some very slick conditions. Please don’t ever underestimate a storm or the conditions, always drive and walk on the property with great care and caution. Also remember that vehicles should be parked 12” away from curbs, kept out of fire lanes, and parked according to the posted storm parking procedures.

Some other tasks that have kept us busy include, but certainly aren’t limited to:

- Replacement of worn Fire Lane signs.
- General building and grounds maintenance in many areas.
- Holiday decorations (both interior and exterior)

- Changes and additions in Fitness Center
- Changes and additions in Club House great room.
- Work orders & problem calls.

Additional information on completed tasks, work orders and issues is included in your meeting packet, or is available at any time by contacting the office or maintenance for a print-out from our task-tracking software. Status/progress of certain projects and tasks can also be requested by contacting maintenance.

As we move into spring our goal in the maintenance department is to complete all pending items on our task-list, although some are dependent on 3rd-party factors we don't have control over. As warmer temperatures come it will allow us to get to several items which require non-freezing, dry conditions completed and prepare for our long-list of spring tasks. This spring's task-list includes: continuing sod/seed for turf replacement and repair, replacement of dead shrubs and irrigation modifications/repairs as well as the regular seasonal items such as flower planting, pool start-up, etc.

As always, if there is something you feel needs our attention or if you simply have a concern or a question please don't hesitate to contact us. Calls and work-orders can be put into the main office by calling 303-757-8527, or by sending an email to canyonclubcondos@gmail.com.

Social Committee's Report January 20, 2015

Happy New Year!

The Holiday Potluck held on Friday Jan 9 was a great success. More than 65 residents attended and a fun evening with great food was enjoyed by all.

Thank You to The Board, Adam Blake and Jef Henderson for their work on the Holiday potluck and decorating. Thank you to our residents who shared wonderful food and desserts.

We are looking forward to 2015 and are planning several community events:

- First Friday or Second Saturday – we will develop a schedule and the Clubhouse will be open to all residents on these evenings so residents can visit, play cards or games, watch a movie or whatever activity we plan.
- Annual Meeting dessert bar

- Community planting (usually happens in May)
- Summer Picnic
- Yard Sale (late summer)
- An Autumn to remember – an activity for our young residents
- Holiday decorating display and vote
- Holiday Potluck

Watch the newsletter, mail room and your inbox for announcements on these events.

If anyone would like to help plan and organize these functions please contact Betsy in the office. It would be great to have residents involved.

Budget Report

Lofton Petty, President, outlined the Funds Balance Sheet and Budget Comparison-Operating Fund. There was discussion by Sandy Redman suggesting that several lines on the Budget Comparison Sheet should be changed by LCM. The changes were sent to LCM on the following day.

OLD BUSINESS

None

NEW BUSINESS

None

GENERAL DISCUSSION

Several residents talked with the Board about the problems with the ice during the recent storms. Adam Blake explained what the maintenance team does to prevent problems with the residents falling on the ice. Adam requested the residents to call if there is area that might need extra attention with ice melt or shoveling. Adam and Jef discussed how they treat each storm depending on the weather. Jef spoke about the plowing of the streets and having the blade down, close to the road, to get a clean sweep.

There was a discussion about Facebook. There were ideas about how to encouraging residents to become friends on CCC's Facebook page. Putting up fliers in the mail room and other areas on the property were discussed.

Lofton Petty adjourned the meeting at 7:16 pm.

These minutes are a record to the best of my knowledge of the events.