

Canyon Club Homeowner's Association

Board Meeting Minutes

From

May 19, 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 6:30 pm by President Lofton Petty.

Ratification of the March 2015 Annual Board Meeting Minutes

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

Reports

Presidents Report

May 19, 2015

In March we held our Annual Meeting. I want to say "Thank You" to everyone whom 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.

We are working on landscaping plans for removing dead shrubs, shrub replacement and turf issues. Most of the sod issues have been addressed. Adam is working with a horticulturist to help us asses the bushes and give us some ideas on what we should plant. With the recent snow on Sunday, May 10th, we lost several branches and two trees. Flowers have been planted and look beautiful. A big "Thank You" to Amy Henderson (Jef's wife) who helped Adam and Jef with the plantings.

Maintenance is working on cleaning out the storage rooms. Remember that anyone who stores items in these rooms must have it tagged with name and unit number and a recent date so we know what belongs to whom. Any items not labeled will be discarded or donated. Anyone using these rooms stores their items at their own risk and Canyon Club HOA is not responsible for damage to items or injury to anyone whom uses these rooms.

As mentioned at the Annual Board Meeting the City of Denver Water Department is going to be adding some underground water tanks in the field west of the complex. They proposed an eight foot chain link fence with a plastic material in it to make it look like cedar. We have ask for other options and the Landscape Design Manager is making some calls and putting together additional information. We do not have an answer at this time.

Annual Fire Equipment Reports are going to be due soon. If you do not comply and we are fined, you will be responsible to reimburse the fine to the HOA.

The pool is not open but is scheduled for an officially opening on Friday, May 22. Please observe the hours of operation and rules. Also, should you

Observe someone damaging anything in the pool area; please report it to the office and/or the police. 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 patrolled by DPD. If the complex incurs and fines, these will be passed on to the owner. The Canyon Club HOA will also send letters and impose fines when appropriate. Please refer to the Rules and Regulations. Don't forget a gas grill is available at the pool.

As you can see it has been a busy few months. The next Board meeting will be July 21st. We wish everyone a wonderful and safe July 4th holiday.

Maintenance Report – May 2015 Written by Adam Blake, Maintenance Superintendent

It has been a very wet spring which has both postponed scheduled projects as well as created new issues to be addressed. Last week we had a late round of very heavy snow which downed nearly two-dozen large branches and created a total loss on two trees. We have addressed the immediate concerns along the streets and parking areas and are continuing to work through the downed material within courtyards. We are shooting to have the clean-up completed this week, although mother-nature may cause further delay. We have also had some downspout and flooding issues reported. If you notice anything or have concerns please do not hesitate to contact maintenance via the emergency line so we can look into potential issues quickly.

The pool will open for the season this Friday, May 22nd. The heater, pump and mechanical room plumbing has been replaced because it was needed due to safety concerns and we now have a more efficient system. Additionally, another large project that was completed at the pool was running new electrical feed for the shallow-end lighting. We've been experiencing problems with these lights for a few years and ultimately had to cut-open the deck and re-install new feeds to correct the problems.

Flower planting was completed last week and I would personally like to thank Jef and Amy Henderson for their help in getting the beds prepped and plants in. Also in "plant news", a consultation was done with a Master Horticulturist last week to assess the shrubs and determine what plants we've lost, what steps

need taken to save others, and a suggested replacement list was created for our varying conditions. For more details please contact Adam, but a general break-down of the ribbon-coded system is:

RED=DEAD → Shrubs with red ribbons have been slated for removal. Some of these may have some green-growth, but it is unlikely they will pull through. Additionally, there are some obviously dead bushes that may not have ribbons, it does not mean they won't be removed. Please do not take it upon yourself to pull these plants as a catalog is being created as we work through the property.

YELLOW=ATTENTION REQUIRED → Shrubs with yellow ribbons are ones that we should be able to save, but will require some attention for the best success. In many of these cases that will be to coppice the shrub (to cut-back/down to the new low growth) with will allow the shrub to re-establish itself primarily through new growth. This will also allow us to shape the shrub through the growth process resulting in a more desirable appearance into maturity. Other yellow tags may be cutting out some dead branches, pinching back new shoots (encouraging growth elsewhere on the plant), or simply cleaning a few things up on the shrub.

BLUE=INFORMATIONAL → There are a few blue tags on plants which are simply for record keeping.

There are also some shrubs that don't look fantastic now, but should pull through on their own with little or no direct action. These have not been tagged for attention but will be observed for progress.

In your meeting packets you will also find a "60-day" planning schedule that was put together at the end of April. While this schedule does not list all of the items we will be working on (or have completed), it does reflect the tasks that are on our "must-do" list. As mentioned, weather has delayed the timelines on some of these projects, but we have been moving the schedule around to complete what we can in current conditions. The date ranges on this schedule are when we would like to have work completed, but as a whole they are somewhat fluid guidelines. The one constant is that we are working to have these tasks completed within the 60-days and will be rolling another such calendar out for July & August. Soon this calendar will be posted in the mailroom and updated periodically (shooting for weekly or bi-weekly).

As always, please feel free to contact maintenance to discuss additional details, present questions or concerns, or if you have a suggestion about something. This can be done by contacting the HOA office via email or phone or by emailing maintenance directly at cchoamaintenance@gmail.com.

Adam Blake, Maintenance Supervisor was not in attendance. Jef Henderson, Assistant Supervisor came in his absence and presented the maintenance report.

Budget Report

Lofton Petty, President outlined the Funds Balance Sheet and Budget Comparison and Operating Funds , as Angie Miller, Treasurer was ill and not in attendance.

Social Report- Reminds resident the Annual Canyon Club Picnic is June 13, 2015 at the club house from 1pm to 3 pm. RSVP's are due by June 5, so the supplies can be purchased.

Old Business—None

New Business

Shelby Olson Unit #5 spoke about the recent snow storm on May 10, 2015 that caused damage to trees and tree limbs on the property. She asked what could be done with a limb that was hanging onto her property and wondered who is responsible for the removable. The tree is not on Canyon Club property. Jeff Sterkel spoke to the problem, saying that any hanging limb on her property may be removed by the homeowner.

Lofton Petty spoke about the grass not growing in some area after the new edging was installed years ago.

Jef Henderson, assistant maintenance supervisor, said where the six inch gutters overhang the grass there are places that will not grow.

Lofton Petty mentioned the north facing areas are also not taking new grass. He also asked how we could get more community involvement with residents attending the meeting and open houses for the residents.

Patra Attig, unit 51 responded that her brother is a renter and the emails go to the home owner and not the renter. There was discussion about the non - owners being included on the emails and how they don't leave their email address

Patra and Jeff Skerkel talked about another name for the renters on the property and suggested that an effort be made to include the rental occupants. Jeff said sending a flier opening the Club House to all (including the rental community) might encourage the residents.

Lofton Petty said that a bridge night might be an idea and how the Holiday Party was very well attended by owners and occupants. He requested idea on how to attract more resident to join in on the functions at Canyon Club. Lofton said that there would be no charge to use the clubhouse for resident's gatherings.

Lofton Petty talked about the percentage of owner to renters and how the governing documents are going to be changed to require new owners to live in their unit for 2-5 years before being allowed to convert to rentals. He also mentioned that Board members can no longer serve 3 year. Susan Schubert asked for volunteers to work on this project to change the by-laws. Patra said that she would be happy to help gather signatures from owners when the new documents were ready.

The next discussion was about the new fencing the Denver Water Department will be installing between our property and their property. Jef Henderson showed the sample of the proposed fence that will be paid for by the Water Department. A discussion about replacing the other CCC fences and Lofton said that will not be happening this year. The other side of the Water Dept lands, Crest moor, will likely get the same fencing installed and how the fence is designed to look like cedar. Susan Schubert suggested the fence could be covered with bamboo or lattice to make it more attractive on the CCC side. Lofton thought the fencing would be installed by mid- summer before they put in the new tanks.

Lofton next spoke about the electrical breakers on all buildings need to be replace and the cost would be \$5,000 for each unit. Jeff Skerkel said the electrician remarked the breakers were in bad shape. Because of the expense Lofton said that we could replace a few at a time instead of replacing all at one time.

Jeff Skerkel talked about the dead bushes that need to be removed and may or may not be replaced this year. He said that CCC was in much better shape than most HOA, as Canyon Club has planned long term, while other condos have not done this planning.

Lofton listed the necessary work done to open the pool and reviewed each item and the cost. A new heater, fixing the junction box for the lights and replacing the pump were included on this report. This work came to \$6160. A motion was made and the board approved the expenses. The pool will open on Friday.

Valarie Reznik, Unit 117 asked about the multi colored car and large black truck that are parked on the street close to CCC's entrance.

Patra asked that these vehicle be parked some other place besides close to her unit. Jeff told her that as long as these vehicles are licensed, has stickers for parking and moved every 14 days that CCC guide lines are being followed, and the resident is legally parked.

Patra again said she thought this was degrading the property and she is sure that these cars never move.

Jeff spoke with her about Adam being aware of this situation and he makes sure they are moved. Jeff explained that these are the unit's 2nd and 3rd cars. He asked Patra if she would like to give her carport to house the multi-colored car so she would not be looking at this vehicle outside her unit. She said no and repeated how there must be something that could be done to have these cars not parked by her unit.

Susan Schubert remarked that the board cannot say anything, that residents have the right to park in the spaces.

The Board Meeting was adjointed at 8:10 pm.

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