

Canyon Club Homeowner's Association
Year-End Board Meeting
November 17th, 2015

Attending BOARD Members:

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

There were six (6) resident attendees, plus the office manager in attendance for a total of twelve (12) attendees at the meeting.

The meeting was called to order at 6:32pm by President, Lofton Petty.

Introductions were made by attendees and the BOARD.

The objective of the night's meeting was to address the Denver Water Plans and the Insurance Claims that have occurred so far last year. The proper use of Amenities was addressed and the idea of a Community Shred Day was initiated.

Minutes from the September Board Meeting was Approved.

Reports:

President's Report
November 17, 2015

- It has been a busy couple months. The Board has been meeting and reviewing the first draft of our documents. We should be through them and able to get back with our attorney by the end of the year. Denver Water held a meeting here on October 19th where they went over the plans on the addition of three water tanks on their property just west of the complex. They will be replacing our fence with an eight foot cedar fence, similar to what we currently have, at no cost to us. Construction will start the early part of 2016 with a completion date planned for 2020. Denver water will be keeping us posted as things proceed and they are going to be posting to www.Nextdoor.com.
- We would like to remind everyone that when you have guests they are welcome to use the amenities as long as the resident is present. Homeowners/residents are responsible for actions and damage done by guests. Remember amenities have security cameras and the actions of your guests could cause you to lose your amenities privileges per the rules and regulations. Also, if you see any areas around the community that could be hazardous to anyone, please send an email to the office or call Jay and he will pass to the Board and maintenance. We had an incident this summer in the pool area where a resident hurt their foot on a wood utility cover. Canyon Club covered the resident's medical bills to a total of \$1052.

- We had a main sewer back up this last summer which flooded a unit. The unit has been under repair and is almost complete. This resulted in an insurance claim. We had to cover our deductible of \$10,000, the insurance paid out over \$20,000 to cover Canyon Clubs responsibility.
- We are in the process of setting up a shred day for homeowners. Express Shred will bring a truck to the complex for two hours and can shred up to 320 boxes. We are going to try to schedule for a Saturday morning or early afternoon. Those who want to participate will have to let Jay know their name, unit # and number of file boxes they want shred. Jay will be sending an email blast with the details and when to let him know if you are participating.
- Winter is upon us and we have already had a couple snow days. We please ask that you observe the parking guidelines so as to allow maintenance the opportunity to keep the streets and sidewalks clear. Keep an eye out for icy areas. Maintenance will do their best to keep things as clear as possible, but sometimes that is almost impossible. To help with icing, maintenance has placed buckets with a mixture of ice melt and sand around the courtyards with a scoop. If you see some ice, feel free to use the ice melt/sand mixture to help prevent falls. We do ask that it be used sparingly as too much ice melt in the grassy areas will kill the vegetation and not allow anything to grow back.
- Thanksgiving is a little over a week away and Christmas is just around the corner. The Board would like to Wish Everyone a Happy, Joyful, Safe and Healthy holiday season. Our next Board Meeting will be January 19, 2016.

Maintenance Report for November 2015 — Adam Blake, Maintenance Superintendent

As we move into the winter season we've already had a couple of snows to contend with, in addition to the big one expected at the time of this report. Activities have primarily been seasonal change-over and completion of long-pending tasks in progress. Bullet-pointed below are the primary tasks that have been completed.

- Winterization and blow-out of irrigation system
- Gutter cleaning (has occurred several times already this season and will continue)
- Pool winterization
- Several repairs on the hot tub mechanicals
- Repairs to fitness center equipment
- Repair of several common element electrical issues including several primary light malfunctions.
- Equipment repair and maintenance
- Planting of new shrubs

Grounds crews have completed one fall clean-up and attempted another yesterday but were unsuccessful in completion before wet weather moved-in. Another clean-up is scheduled for the week of Thanksgiving (weather pending) as well as rescheduling the one from this week.

We are always seeking more names for our shovelers list for snow removal. We are a couple of shovelers short at this time as they are out temporarily for various personal reasons. If you, or someone you know, might be interested in helping with snow removal please contact Adam or Jef in Maintenance for more details. Shovelers are used as needed and available and workers do get paid. Main requirement is that helpers must be at least 18 years of age. Give us a call for more details or to have your name added to the list.

A special Thank You: I would like to take a minute to extend a specific thank you to Doug & Angie Miller for the donation of a dishwasher to replace the old (and nearly dead) unit in the clubhouse bar area. The new unit is in place and working great. Thank you for your contribution to improving the community.

If at any time you would like a more detailed run-down of the maintenance activities or simply have questions or concerns you are strongly encouraged to contact us. Email may be sent to cchoamaintenance@gmail.com or leave a message through the HOA office by calling 303-757-8527.

The meeting was adjourned at 6:49pm.

~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.