

Canyon Club Homeowner's Association
Board Meeting Minutes
JANUARY 19, 2016

Attending BOARD Members:

Lofton Petty – President
Angie Miller - Treasurer
Jeff Sterkel – Member at Large
Bea Fittler-Toth – Secretary

Introductions were made by attendees (10 in total) and the BOARD, including introduction of office manager Javon “Jay” Howard, maintenance representative Jef Henderson, and Arch. Committee representative Kent Litton.

The meeting was called to order at 6:31pm by President, Lofton Petty.

The objective of the night's meeting was to approve the November 2015 Board Meeting Minutes and to discuss past and present concerns and events.

Issues addressed:

- Complaints and Complaint Challenge process.
- Denver Water Project.
- Rats and rodent issues due to excavation.
- Maintenance and Social Committee reports.

REPORTS:

Presidents Report
January 19, 2016

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.

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 ask that you please wear proper shoes for your own safety and use the handrails when on the steps. Buckets of ice melt and sand have 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. Recently we have had some burglaries in the area. Please make sure your units and vehicles are locked and do not leave any valuables in your vehicle. We also ask everyone to keep an eye on their neighbors. If you see anything suspicious call the police.

Canyon Club will be sponsoring a “Shred Event” on Saturday, January 30th from 10 am to noon. This is at no-charge to our resident’s and homeowners and the shredding will be done on premises. So bring your boxes of papers you want shred and avoid doing it at home or paying someone else to do it for you.

Remember that our meeting on March 15th is the Annual Meeting. We have three Board positions 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 Jay in the office. If you are unable to attend the meeting, please complete the proxy and return to Jay in the office.

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

Maintenance Report January 19, 2016

Maintenance report for January 2016 – Jeffrey Henderson, Assistant Superintendent

So far this winter season we have had an abnormal amount of snow for November and December. We have been keeping busy trying to keep our roadways and walkways clear of ice and snow. We have salt buckets all around the property for anybody to use on icy areas, please use sparingly a little goes a long way. To access the salt buckets simply place two or three fingers under the lip of the lid on the front of the bucket and pull out and up it should open right up. The lids on the orange Home Depot buckets should remain partially attached if they are completely sealed they can be stubborn to remove.

We have also been dealing with a rat problem in a couple different court yards, and we are working with IPM (our pest management company) to get rid of these pests. There are a few things you could do to help rid and prevent them from moving to your area:

- Pick up after your pets, we have noticed more rats in the areas people do not clean up after their dogs, and rats will eat anything.
- Make sure all trash, especially food trash, makes it into the dumpsters. To go a step further, freeze all your food trash and take it to the dumpster the night before trash pick up or the morning of.
- Look around you patio space and see if you are providing a shelter for them, i.e. under a shed, in a wood pile, or behind/under planters.

If you see any signs of rat activity please let maintenance know so that we can try to eliminate this problem before it gets worse.

We have also been working on diagnosing and repair the recumbent bike and treadmill in the fitness center. This has been an on going battle but I think we finally got them both repaired. The recumbent bike required a new controller that operates all the read outs, adjusts the resistance, and also keeps track of you fitness program. The Treadmill was in need of a new deck and belt. The belt was sticking to a worn out deck causing it to over heat during a heavy workout and shut down. Both have been repaired and if you have any problems please let maintenance know.

We will be taking down all the Christmas decorations in the next couple weeks. Last year we left white lights on the guard shack all year, we got such great feed back that we are planning on putting white lights on the mail room as well this year. We are aware of the main light on the back of the guard shack turning on and off all day, that is in our plans to replace the fixture the coming weeks also.

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

Social Committee Report

- by: Susan Paulin Schubert

The Holiday Potluck was held on Saturday January 9th and was attended by around 50 residents who shared Great Food, Laughter and Fun!

These social events are held for all residents and offer the perfect opportunity to get to know your neighbors and have some fun. Thank you to the residents for the wonderful food and the Board and our Staff for your help in the planning and in the production of this event.

We hope to see you all later this year for an even Bigger turn out at our Annual Canyon Club Summer Party!

b

A motion was made and seconded to approve the November Board Meeting minutes.

The meeting was adjourned at 6:52pm.

~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.