

Canyon Club Homeowner's Association

Board Meeting

November 15, 2016

Attending BOARD Member:

Lofton Petty – President

Angie Miller – Treasurer

Bea Fittler-Totth – Secretary

Jeff Sterkel – Member at Large

Susan Schubert—Vice President

Attending Staff:

Jay Howard—Office Manager

Jef Henderson—Maintenance

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

Introductions were made by attendees and the Board. *15 attendees *12 units represented.

Impact Claim Services Guest Speakers-

Derek Driscoll and Impact rep spoke on Impact Claims business with Canyon Club.

They gave explanation of work and intent. Explained that hail storm of July 15th, 2016 prompted the action. Gave time line and expected “time frame” of activity on site. Speakers concluded at 6:47pm.

MEETING MINUTES APPROVED

Minutes from the July 2016, and September 2016 were included in the meeting packet and presented as a make up from the previous meeting(s).

A motion was made, seconded and approved by the Board to ratify the minutes as written for the July 2016, and September 2016 meeting(s).

REPORTS

❖ Presidents Report – Lofton Petty

President's Report

November 15, 2016



The summer has flown by and the holidays are upon us. We have had a lot going on. As everyone has heard from the guys at Impact we are in the process of filing an insurance claim for the damage done by the hail storm on July 15th. We had our roofer out to look and was told the damage was minimal and no need to file a claim. I was talking with Mike at LCM in August on some other issues when the subject of the hail storm came up. After talking with the Board it was decided to contact an independent claims company. I called Mike back and he gave me the name and number for Impact Claims Service. After contacting them they came out and did an initial assessment. After reviewing the findings the Board decided to protect the interests of all homeowners we needed to file a claim and chose Impact to represent Canyon Club.

A quick update on the new governing documents for Canyon Club. The maintenance section is currently under review by the maintenance dept. Provided there are no revisions, the documents will be printed, distributed to homeowners and a special Q&A meeting will be scheduled and hosted by HindmanSanchez for all to attend. I do not expect this to happen until after the first of the year.

We are also working on renewing our cell tower lease.

We are awaiting the third electrical bid.

The asphalt work is almost complete. After this week, the only area left is the drive by the carports on the far South end.

We are also working on getting the trees on the property trimmed. The Board has reviewed three bids and Swingle will be trimming several trees within the next few weeks. We have also had some rat infestations in some crawl spaces. We feel we are making headway on fighting the problem and I have contacted City Council Woman's office, Kendra Black, and asking for assistance in finding out who is responsible for maintaining the area just south of our property line. This is where our pest control guy found what looks like several rat dens.

On Tuesday, November 1st, we had our first meeting regarding Neighborhood Watch Program. Thanks to Annette for getting the program started and chairing this committee. Annette is going to need a little help getting this done and we need at least one resident from each courtyard to be the captain for that courtyard. If we have a couple per courtyard, that would be even better. Please contact Jay in the office so he can give Annette your name, phone number and email address.

As a reminder we will be hosting a shred day for homeowners. The date has not been set but will probably happen around the end of January or the first part of February. If you want to take advantage, just bring your paper in on the day of the event and it will be shred at no cost.

Winter is upon us. 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. As always, maintenance has placed buckets with a mixture of ice melt and sand around the courtyards with a scoop. If you see some ice, 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.

Remember, if you have large items that need to be picked up by the trash company you must call this into the office. A fee is charged, Jay will call our trash company, get the fee and call you back. Once the fee is paid, the items may be put by the dumpsters and they will be picked up on the next pickup date. Jay, Adam and Jef are the only ones who can call in pick-ups for large items. If you see anyone leave items by a dumpster, please call Jay with any information. Items left at dumpsters cost all homeowners if not paid for by those whom left the item.

This year is almost over. We have had a beautiful fall with exceptionally warm weather. As we go into this busy season we have a lot happening. Thanksgiving Day is November 24th, Pearl Harbor Day is December 7th, Christmas Day and Hanukkah begins on December 25th, New Years Eve December 31st, New Years Day is January 1st, 2017, Martin Luther King Day is January 16th and the next Board Meeting is January 17th. We wish everyone a Safe and Happy Holidays!

❖ **Maintenance Report –November 2016: Jef Henderson, assistant maintenance superintendent**

Recently completed & work in progress:

- Planting flowers and new shrubs:

We have planted numerous new shrubs around the property where old ones had died from late frosts in may. We have also planted a bunch bulb flowers south of unit #40 and both new tree rings. We have also mulched all the new shrubs and a good portion of the trees around the property.

- New trees and tree rings:

After the new patio was built between units 60 and 66 we planted a type of pear tree that will add color spring thru fall. We also built a tree ring in front of unit #74 and planted a Redbud tree that will also add a lot of color spring thru fall.

- Prepping for winter:

-Cleaned gutters a few times . Swapped out pool furniture. Set out ice melt buckets . Set out drain buckets Winterized irrigation. Metco has preformed three fall clean ups. Outfitted truck and tractor with plows. Repairing truck plow (new controller and signal receiver. Asphalt work should be completed by the end of the month as long as weather holds out.

- Equipment maintenance:

We have done a lot of work to our equipment to keep it all in good working order. Our two Billy Goat leaf vacuums were really starting to show their age, hard to start and hard to keep running. We ended rebuilding the Billy goats and replacing the engines on both, saving us a few thousand dollars in replacement costs. We also had some old pieces of equipment that we no longer use and were taking up space. We got both cleaned up, running and traded for a broom attachment for the tractor to help keep our streets clean.

•In the future:

Fabricate table top for patio by 60/66. Move forward with electrical master/meter switch replacement (waiting on last bid). Resurface pool, repair pool deck coping, tile work. Remodel lower clubhouse. More gutter cleaning. Cleaning up and trimming trees. Hanging holiday lights on mail room and club house. Setting up Christmas tree in club house and decorate. Hire a third full time maintenance employee. Build a new Grill area on pool deck.

If you have any questions, concerns or need more detail on any of the above items please don't hesitate to contact maintenance. Our email address is cchoamaintenance@gmail.com or you may leave a message with the HOA office for a return call. Thank you.

❖ **Social Committee – Not Supplied**

No written report. Keep a look out in your inbox's and mail room for notices of upcoming events. The next big event will be the Holiday Pot Luck, Saturday January 14th.

❖ **Budget Report – Angie Miller**

Angie Miller did an overview of the financial reports - reviewing the balance sheet and budget comparison sheet.

A motion was made, seconded and approved by the Board to approve the Proposed 2016-2017 Long Term Reserves Budget.

General Discussion:

Throughout the meeting several questions were asked, answered and some general discussion ensued:

The question was asked about switching Tree Companies and Landscaping Companies. The Board informed the attendees that we were going to switch Landscaping Companies due to unsatisfactory work and ongoing issues with the current company. As for Tree Companies, the Board and Maintenance were in talks with a different selection of companies that has proven interest and knowledge of the overall care of our trees instead of just the cutting and trimming of them. Contract bids and quality of work will determine if we switch and if so then with whom.

A resident asked about a membership directory containing the contact numbers to each resident/owner in Canyon Club. It was recommended that we compile one and make it accessible to residents via online and/or in office, and to keep it updated. We did inform the resident(s) at the meeting that this directory is not possible. There are certain privacy acts that prohibit this HOA from creating such a document. Upon research, Member at Large; Jeff Sterkel of the Board disclosed the following information provided for reasons as to why this cannot be permitted.

“On January 1, 2013, the provisions of [HB1237](#) concerning association records went into effect. HB1237 amends the [Colorado Common Interest Ownership Act](#).

As we move forward with the newly enacted requirements of CCIOA, we could find association's being held responsible for not only what an association is required to make available for inspection but also what they are required to keep confidential. “

More questions were asked about Impact and the cost and/or reimbursement of the claim. Questions were answered in a group discussion.

Old Business – The Neighborhood Watch Program idea was revisited – An introductory meeting was scheduled to be held Thursday December 1st, 2016 at the clubhouse.

New Business – News Letter suggestions from the attendees came up. They varied from the Neighborhood Watch info to Short-term Clubhouse rentals. All suggestions were considered to be featured in the upcoming newsletters.

Lofton adjourned the meeting at 8:27 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.