

**Canyon Club Homeowner's Association  
Board Meeting Minutes  
January 17, 2016**

Attending BOARD Members:

Lofton Petty – President  
Susan Schubert – Vice President  
Judith Marosy - Secretary  
Angie Miller - Treasurer  
Jeff Sterkel – Member at Large

Introductions were made by attendees (7 in total) and the BOARD, maintenance representative Jef Henderson, and Arch. Committee representative Kent Litton.

The meeting was called to order at 6:37 pm by President, Lofton Petty.

The minutes from the November 15, 2016 were not read but were provided in the meeting packets. A motion was made to approve the minutes as written, it was seconded and the Board ratified the minutes.

❖ **Presidents Report – Lofton Petty**

**President's Report  
January 17, 2017**

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.

During the past couple months we lost two of our long term residents. On December 24<sup>th</sup> we lost Don Linden. He was a resident for 25 years. You used to see Don walking his cocker spaniel, Bandit, around the complex. Don was a nice gentleman, loved all types of sports but loved playing golf with his son.

As you all know, Bea Fittler-Totth left us on January 7<sup>th</sup>. Bea cared for all of us and was very committed to her family, church, friends and our community. Bea lived here 38 years, served on the Board for almost 9 years, helped with events and even was part of a swim group that met at the pool during the summers. Mass for Bea with a reception following will be held next Monday, January 23<sup>rd</sup> at the Church of the Risen Christ at 10 am.

I would like to welcome Judy Marosy to the Board. Bea spoke to Judy about taking her place for the remainder of her term and Judy accepted. We really appreciate Judy stepping in and believe me Judy, things will get easier as we go.

As everyone knows, Jay had to resign due to medical conditions. He has been admitted to the hospital and will be going through 5 procedures over the next few weeks. If things go well he may only be in the hospital for 4 to 5 weeks. Jay is a great guy and we wish him all the best and a speedy recovery. In the meantime, I will be keeping the office open regular business hours while we look for a replacement.

The Neighborhood Watch Program is getting under way. Some have already joined. Courtyard captains will be knocking on everyone's door with information about the program and if you are interested, they will be talking to you about WhatsApp. This is the way we communicate, via text, when things are happening. When people are out in numbers it helps deter activity and the last thing we want is to have residents get involved to stop perpetrators. This app is not for socializing. We also ask everyone to keep an eye on their neighbors. If you see anything suspicious call the police.

Impact Claim Service is still working on our claim. They will be on property with engineers and others as they work on the claim. When we get notice that they will be on property, we will be sending out an email blast to let everyone know.

The rat issues are an ongoing problem. I have been in contact with the City of Denver and they have helped with the situation. Come to find out, the hill on the South end of the complex, just this side of the Quincy bridge is the responsibility of CDOT. They have had an exterminator out and treated this area and they will be cleaning up this area in the spring to summer.

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. 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. Remember that as snow melts, the runoff will refreeze to ice as the temperatures drop.

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.

Canyon Club will be sponsoring a "Shred Event", but no date has been set yet. This will be at no-charge to our resident's and homeowners and the shredding will be done on premises. So hang onto your boxes of papers you want shred and avoid doing it at home or paying someone else to do it for you. Notice will be sent via email and posted in the mail room.

Remember that our meeting on March 21<sup>st</sup> is the Annual Meeting. We have two 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 the office. To be eligible to run for the Board you must be a homeowner, live on premises and have access to a computer. If you are unable to attend the meeting, please complete the proxy and return to the office.

As we start into the new year, here are a few dates to remember – President Inauguration is January 20<sup>th</sup>, Chinese New Year is January 28<sup>th</sup>, Groundhog Day is February 2<sup>nd</sup>, Valentine's Day is February 14<sup>th</sup>,

President's Day is February 20<sup>th</sup>, Ash Wednesday is March 1<sup>st</sup>, Daylight Savings Time starts March 12<sup>th</sup>, St. Patrick's Day is March 17<sup>th</sup>, Spring Equinox is March 20<sup>th</sup> and our Annual Meeting is March 21<sup>st</sup>. From the Board and Staff of Canyon Club, we wish everyone a Happy, Healthy and Prosperous New Year!

❖ **Maintenance Report – Jef Henderson, Assistant Maintenance Superintendent**

**Maintenance Report – January 17, 2017** by Adam Blake, Maintenance Superintendent

There is not a whole lot to report at this meeting. Much of the activity has either been snow removal work or working on the below listed projects. For more details on any of these projects please feel free to contact maintenance.

- Working with Impact Claim Services to assist with the claim to American Family
- Working on collecting bids for the coming season's grounds contract.
- Finalizing and scheduling tree and arbor work throughout the property.
- Working on a spec-sheet and blueprints for remodeling the lower clubhouse area and bringing the amenities and common spaces of the clubhouse into current code and ADA requirements.
- Construction of a new set of stairs for access to the recycling bin.
- Working with the pool construction contractor on the resurfacing, retiling and code upgrades for the pool. These items are now completed.
- Equipment maintenance.
- Holiday decorating

As always, if you have any questions or concerns about anything, please don't hesitate to contact the maintenance department. We can be reached via email at [cchoamaintenance@gmail.com](mailto:cchoamaintenance@gmail.com) or by calling 720-385-8158 during normal 8-5 working hours.

Thank you and Happy New Year.

❖ **Architectural Committee – Kent Litton – Chairperson**

No report for this meeting.

❖ **Social Committee – Susan Schubert – Chairperson**

The Annual holiday potluck was held Saturday, January 14<sup>th</sup> in the clubhouse. Approximately 50 residents enjoyed great food, drinks and company. We encourage all residents to attend these community functions; they are a great way to meet new friends and neighbors while visiting with old friends.

Watch your inbox, newsletters and mail room for dates for the community shred event, flower planting and summer picnic.

Thank You to the Board, Staff and residents who assisted with the Holiday Potluck. Your help was appreciated.

❖ **Budget Reports – Angie Miller, Treasurer. Angie was running late with her work so Sandy Redman went over the financials.**

Sandy reviewed the Funds Balance Sheet. Then the Funds Income Statement, showing \$142,798 in operating, \$32,903 in reserves for a year to date total of \$175,702. Year to date expenses are \$113,826, leaving a net income of \$28,973. Sandy noted that our largest expenses hit in the summer months. Sandy then reviewed the Long Term Reserves. Expenses thus far for this year are \$2,164 for new carport numbers, \$77,785 for asphalt, \$882 was for patio completion, \$47,670 to resurface and replace coping and \$3621 in contingency for crawl space mitigation.

❖ **Old Business**

We are planning on distributing Articles of Incorporation, Bylaws and Declarations at the March Annual meeting. A meeting will be scheduled with our attorney, open to all homeowners, for questions. Not sure of a date.

Tree trimming has started. This will take several days as Swingle works through the property. A question was asked if the pool is open. No it is open Memorial Day thru Labor Day, however, the hot tub is open 365 days from 10 am to 10:30 pm.

❖ **New Business**

The resident information form is being updated and once completed, it will be sent out to all residents and off site owners to provide up-to-date information. This will ensure accurate record keeping for the office.

A question was asked if a grounds company had been selected yet. Adam is working on this and has submitted bid specs to companies. At this point we have not received a response from anyone. A question was asked about what we were going to do in areas where grass does not grow. Susan spoke about an article she found on using a moss ground cover. This requires little water, grows in shade, no mowing and will spread over time to cover the area. There are a couple areas we are thinking about giving it a test run.

Annette spoke briefly about the Neighborhood Watch program and that it is in planning stages, but need volunteers as courtyard captains and should be ready to roll out in a couple weeks. A question was ask about window covering color and was told, per the architectural guidelines, the outside facing color of all interior window coverings must be white, ivory or light natural in color.

A question was asked about how to get on email list. If you are not getting emails check with the office and make sure they have your email. If you unsubscribed from the list, the office will need written permission from you requesting you be added to the email list, including your email address. This is because of the new rigid spam laws. If you have the email you unsubscribed from, sometimes you can re-subscribe using that email.

**The meeting was adjourned at 7:38 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.