

Canyon Club Homeowner's Association

Board Meeting

September 21, 2010

Attending BOARD Member:

Lofton Petty – President
Susan Schubert – Vice President
Sandy Redman – Treasurer
Bea Fittler-Totth – Secretary
Jeff Sterkel – Member at Large

The meeting was called to order at 7:00 pm by President, Lofton Petty.
Introductions were made by attendees and the BOARD.

Approval of July 2010 Minutes

Minutes from the July Board Meeting were missing from the packet, therefore, Fay promised to email all the attendees a copy. Since all board members had already read and reviewed the July Board Meeting Minutes, a motion was made, seconded and the minutes were approved by the Board as written for the July 20, 2010 Board Meeting.

Reports

Presidents Report – Lofton Petty

The fiscal year is coming to an end. “Thank You” Sandy for her time in putting together meetings to discuss the upcoming budget. “Thank You” to those homeowners whom attended the budget meetings and gave us their input. “Thank you” Board members, who also spent several hours discussing and working the figures to give us a workable budget for this next year.

Adam was able to get Alpine Waste to change their pickup day from Saturday mornings to Fridays. Pickup days are now Tuesday and Friday. Additional pet stations were purchased, as Adam found a good sale price. They have been placed around the property where needed with the hopes that people will pick up after their pets. This is by far the area where we receive the most complaints from homeowners.

The architectural guidelines have been revised for those living in ground floor units and wishing to add to their patios or adding concrete in their patio areas. A copy can be obtained on our website or through the maintenance office.

Budget Report – Sandy Redman

Expenses are \$296,065. Even though it looks like we have more income than expenses, we actually do not, because we have outstanding debts. The 2010-2011 budget was discussed. There will be a 3% increase in dues this year. The 3% increase will become effective in December, when the current assessment expires, thus even though the increase is calculated for a whole year, it will be spread out over 10 months instead of 12 months.

The budget assumes that the HOA receives everything owed to us, but we never actually receive all outstanding receivables. Therefore, Sandy tries to plan under budget income and over budget expenses. The plan is to transfer money into reserves this year, for the first time in three years. It was motioned, seconded and approved to transfer \$60,000 into reserve account.

The HOA was paying a large fee for finances charges to pay insurance premium. Sandy is working with our insurance agent to fix it. Once we pay \$30,000 for insurance out of the reserve plan, we will pay it back monthly out of the operations budget.

In order to keep our good standing for FHA loans and make this property more attractive for unit sales, it is important to keep our arrears down. It was motioned, seconded and approved to write off \$7,234.19 of debt that the HOA will never receive.

Committee Reports

Architectural/Landscape by Corrine Hatlen

Two requests for satellite dishes were approved since the last meeting for units 60 and 130.

Reminder: any changes to the exterior of the units should be submitted for review prior to the work being done on the designated forms which are available from the office. These are to be approved as meeting the guidelines and also allow maintenance to assist in the specifications if needed.

Maintenance – Susan Schubert for Adam Blake

We are preparing for seasonal changes that bring falling leaves and snow. The pool is now closed for the season, and soon we will be moving the deck furniture in for the winter. We have also been working to ensure our equipment is ready for the snow removal season. You may have noticed postings asking for assistance with snow removal. If you wish to help or know someone who does, please contact Adam to provide contact information. The Maintenance Department keeps a list and calls those on the list as demand requires.

In recent weeks we have also been working on some other big projects such as:

- The mulch removal/new rock install project is in progress, and will continue for a few more weeks. In the spring we will be planting some new shrubs to “fill-in” some of these newly revived beds and hope to really freshen up the appearance of the property.
- We have also had some patios and sidewalk mud jacked to correct issues with drainage and trip-hazards. Many of these patios had been “in-waiting” for some time now.
- Several areas of fence have been repaired and replaced. We also replaced some of the steel support posts for the fence in carport areas. Please be aware when parking and do not make contact with the fence.
- Hornets and wasps have been abundant this year and have kept us busy with spraying and nest removal.
- Several carpentry projects have been completed including; to repair areas where bee hives were removed earlier in the season, replacing broken or rotted siding and trim, re-insulating problematic areas which consistently were freezing in the winter, and general building maintenance.
- New pet stations have been added to a few courtyards which were in need.
- Replacement and addition of equipment in the hot tub mechanicals to better maintain the chemicals, temperature, and balance of the hot tub. (Just a reminder the hot tub stays open all year)
- Carports are being blown out by the grounds keeping contractor. These are being done 2 per week, for the 5 weeks of September. Maintenance will be doing a thorough cleanup of these areas after the leaves are done falling.

As we move into cooler weather I encourage everyone to review the “Storm Parking Procedures”, and prepare your home for winter. Some things to think about are:

- Hoses and outside water hook-ups. **These must be winterized.** Damage caused by non-winterization is the responsibility of the homeowner.
- Furnace “check-ups”. If you need an HVAC tech, contact maintenance for information. Beware the “flyer specials” and scare tactics. Don’t forget to change your filter, I recommend every 1-3 months.
- Insulation – something to think about, a tax credit is being offered on energy efficiency through December 31st. Contact Adam with Maintenance with questions.

Social and Grievance Committee Report – Susan Schubert

A holiday party invitation will be sent out soon by email and posted in various locations around the complex.

Old Business

None

New Business

None

General Discussion

Alice Carver is concerned about the hot tub and how much work has been done to it. The board explained the various repairs that were necessary. She is also concerned as to how much time is spent on the pool area and whether it is acceptable to spend 4.5-5 hours every day maintaining it. Each member of the board is in agreement that it truly does take 5 hours for one person to maintain chemicals, as it depends on weather conditions, the number of people using it, etc. The board also agreed that the community gets more time from the maintenance staff once the pool closes.

Alice Carver also believes that the parking lots are important to the beauty of the complex, but have not been cleaned properly, despite paying a contractor to blow out the carports. Lofton explained that Adam found a good deal on a Billy Goat, which will help keep the leaves cleaned up better. The board will still discuss this with Adam.

Office Manager, Fay Rebuelta asked when coupon books will be sent out and how it will work with different due amounts for the months of October and November from December through September 2011. Mike Weiss of LCM made it seem as it should be no problem, but Sandy has not discussed it with him yet, because she wanted to wait until the FY 2011 budget was done. Attendees were told that if they do not want coupon books sent to them because they do automatic payments or pay online through their bank, to advise Fay. It will save the HOA money to send out fewer coupon books.

Lofton adjourned the meeting at 7:47 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.