

## **Canyon View Estates Homeowner Association**

### **2024 ANNUAL MEETING MINUTES**

**Thursday, January 11, 2024, beginning at 6:30pm.**

Wingate Elementary School Cafeteria – 351 South Camp Road, Grand Junction, CO 81507

#### **Community Business**

- Call to order by Jen Richardson, President at 6:32 pm.
- Introduction of Board Members
  - Members in attendance: Jen Richardson (President), Janice Kiehl (Secretary)
  - Members not present: Cindy Duta (Vice President), Laurie Iversen (Treasurer)
- Western Slope HOA Management introductions
  - Tracey Heritage and Aaron Shrader
- Resident attendees' introductions  
Jen asked attending residents to introduce themselves and state their address so everyone could “meet their neighbors.”
- Establish a Quorum: 20% attendance by in-Person or Proxy (25 Homes)
  - A quorum was achieved with 20 households represented at the meeting plus 29 proxies.
- Present and approve the 2023 Annual Meeting Minutes
  - Janice Kiehl motioned to approve the Minutes.
  - Wayne Ash seconded the motion.
- Present and approve the 2024 Operating and Reserve Budget
  - See Exhibit A.
  - HOA annual dues remain at \$400.
  - Operating budget contribution increased from \$320 to \$334.
  - Reserve fund contribution decreased from \$80 to \$66.
  - Redlands Water and Power increased the water share cost by \$5.00
  - Insurance increased 78% due to state and nationwide increase in major disasters. Tracey will research alternatives for insurance, but the current budget supports the increase.
  - Janice Kiehl motioned to approve the 2024 Operating and Reserve Budget.
  - Gail Howe seconded the motion.

#### **Status Reports and General Discussion**

- Review of current Board member terms
  - Jen and Janice: 2022-2024
  - Cindy and Laurie: 2023-2025
- Invitation to members to join the Board and/or Committees  
The invitation was offered to the members in attendance by Jen Richardson.

- Status of Reserve Study
  - A revised Reserve Study was produced for the period 2024-2033 and is posted to the community webpage. A hardcopy was available at the meeting for review..
  - Jen reviewed the guidelines for the funding of the Reserve Fund. The levels of strength are defined as 0 – 30% weak, 31 – 69% fair, and 70 – 99 % strong.
  - Canyon View Estates is currently funded at 45% but will achieve 70% by 2032 with the reduced annual assessment.
  - The next large outlay will occur in 2027 when the irrigation pond is dredged.
- Architectural Control Committee (ACC) Report
  - See Exhibit B.
- Irrigation Committee (IC) Report
  - See Exhibit C.
- South Camp Road Ditch Clean-Up Volunteer Sign Up Sheet
  - Out of 12 months, 8 months had volunteers sign up to clean the ditch.
- City of Grand Junction Code Reminders
  - Homeowners must remove snow from sidewalks from sidewalks within 24 hours after every snowfall.
  - Homeowners must remove/trim foliage (trees, branches, etc.) that encroach on a sidewalk and streets. 8 feet clearance above sidewalk; 14 feet above street.
  - Dogs are required to be under leash control when not confined to their property. (GJMC 8.32.060 and 12.16.030)
  - Always pick up after your dog. (GJMC 6.04.120)
- Open discussion from the Membership
  - There was much discussion about trimming trees and shrubs that encroach sidewalks and streets. Resident Gail Howe informed the attendees that the City of Grand Junction cannot go on private property to trim trees and shrubs. The homeowner is responsible for doing their own trimming. The city will send a resident a reminder about the ordinance if they are notified that a resident is delinquent about trimming their tree(s) and shrub(s).
  - A question was asked if Redlands Water and Power is responsible for cleaning leaves and mud out of the irrigation ditches. The answer is yes.
  - A question was asked if dogs could run off lead on the Wingate Elementary School property behind the school. The answer was no, according to Grand Junction ordinance. Dogs are required to be under leash when not confined to their property.
  - There was much discussion about inflatable holiday decorations. Some residents consider them a nuisance due to them being always up and noisy due to the fans used to inflate them. Other residents find them joyful. Jen reminded the residents who find them unsightly to fill out the Complaint Form so the Board can act on the concern.

## **Adjournment**

Terri Ahern made a motion to adjourn the meeting.

Jen seconded it.

The meeting adjourned at 7:12 pm.

**Respectfully submitted by Janice Kiehl, Secretary, on 24 January 2024.**

Canyon View Estates Homeowners Association  
2023 Financial Summary and Proposed 2024 Budget

Transactions	2023		2024		Notes
	Assessments	Budget	Proposed Assessments	Proposed Budget	
<b>Operating Account</b>					
<b>Beginning Operating Account Balance</b>	123	2,393.33	123	2,578.24	
Number of Properties Assessed					
<b>Operating Income</b>	\$320.00	39,360.00	\$334.00	41,082.00	
Operating Assessment	\$80.00	9,840.00	\$66.00	8,138.00	
Revenue Fund Assessment					
Fines and Late Fees Collected		51,593.33		51,778.24	
(A) Total Operating Income					
<b>Operating Expenses</b>					
Operating Costs:					
Electricity - Irrigation		3,830.00		3,390.00	(2024) Estimate based on Xcel actuals + 9.6% rate increase
92 Water Shares - Irrigation		19,320.00		19,780.00	(2024) Estimate 5\$/share increase
Landscape Contract/Services	\$210.00	7,910.00	\$215.00	7,910.00	\$1130/mo contract for 2022-2024
Irrigation Repair & Maintenance	900.00	900.00		500.00	(2023) Supplies for irrigation maintenance
Administrative Cost		300.00		100.00	(2023) Certified mail expense increase for CCIOA compliance
Postage/Copies/Misc		6,060.00		6,312.00	(2024) 4% cost of living increase
CCIOA Compliance/Manager		2,500		2,500	(2023) Wingate School room rental and supplies
Safety Deposit & PO Box		400.00		225.00	BONRA, CO SOS, Accountant
Meeting Expense		200.00		200.00	(2024) Court expenses expected for dues recantation
Professional Fees (License, Registration, Tax Prep)		900.00		500.00	(2024) Premium increase due to wildfire damage in CO
Legal Expense		1,328.57		2,430.54	
Insurance		40,173.57		41,392.54	
(B) Total Operating Expenses					
(C) Operating Account Subtotal (A-B)					
(D) Transfer to Reserve Fund		9,840.00		8,138.00	
(E) Total Reserve Income		9,840.00		8,138.00	
(F) Total Reserve Expenses		1,379.76		2,578.24	
<b>Ending Operating Bank Account Balance (C-D)</b>					
		23,448.18		29,510.21	
<b>Reserve Account</b>					
<b>Beginning Reserve Account Balance</b>					
Interest Earned		30.00		147.55	(2023) Interest estimate for Dec; (2024) annual interest estimate
(D) Reserve Contribution		9,840.00		8,138.00	
(E) Total Reserve Income		33,318.18		37,775.76	
<b>Reserve Expenses</b>					
No.	<b>Reserve Component</b>				
1	Dredging of Irrigation Pond				
2	Irrigation Pond Berm Repair				
3	Retention Pond/Run off Remediation				(2023) Removal of Russian Olive Trees
4	Pump Maintenance	1,500.00		1,500.00	
5	Pump Replacement				
6	25HP Motor Maintenance	500.00		500.00	
7	25HP Motor Replacement				
8	Motor Control System				
9	Pressure Monitoring System				
10	Globe and Butterfly Valves	1,122.70		1,156.38	(2023) No drain valve repair/replacement required
11	Drain Valves (13)				
12	PVC Piping				
13	Pump House Slab and Piping	2,000.00		429.87	(2023) Materials only - labor donated by residents
14	Pump House Exterior				
15	Monuments and Common Areas	5,122.70		3,156.38	
(F) Total Reserve Expenses		28,195.48		34,619.38	
<b>Ending Reserve Bank Account Balance (E-F)</b>					

## **Exhibit B**

### **ARCHITECTURAL CONTROL COMMITTEE (ACC) FINAL REPORT – YEAR 2023**

**There were 32 requests/forms evaluated and approved by the ACC in 2023.**

**They were:**

**4 – Fences**

**10 – Landscaping**

**1 – New French Doors**

**1 – New Garage Door**

**1 – Swimming Pool installation**

**1 – Pergola**

**3 – New Roofs**

**1 – Enclose garage for more space**

**2 – Paint Garage Door and Trim**

**1 – New Shed**

**1 – New Deck**

**1 – HOA Pumphouse**

**1 – New Outdoor Lighting Fixtures**

**2 – New Doors**

**2 – Exterior House Painting**

**Submitted by ACC Committee members Adrienne Bowlsby, Janice Kiehl, Pete Morton and Cindy Duta, Chairman.**

## Exhibit C

# Canyon View HOA Irrigation Committee *2023* Final Report Irrigation Committee

Rick Hensley	Gary Skaggs	Larry Gilbert
Paul Pitton	Rick Brinkman	Bill Richardson
Jen Richardson		

Many thanks to this team for their dedication and support to our community.

## 2023 Activity Summary

### Redlands Water & Power (RW&P) Annual Meeting

A physical meeting was not held, so a proxy vote was held by mail-in ballot.

Voting Results: The 2023 Assessment was approved at \$210.00 per share. The HOA's 92 shares were billed at \$19,320.

Voting Results: Chuck Mitisek as 1't Lift Director and Jon Mauch as 3'd lift Director were re-elected.

### Pump House Exterior Painting

The Pump House exterior was patched, caulked, and repainted for the cost of the material. Labor was provided by the irrigation team.

### Pump House Electronics - warranty upgrade

The Variable Frequency Drive (VFD) controller experienced a few power-on issues during the season. The installer and manufacturer were contacted, and a warranty upgrade was installed. This issue appears to be corrected.

### Weekly Inspection

Each week, one member of the Irrigation team had the responsibility to inspect the pond, pump house components and ditch gate valve area. This season we continued the daily shut down and restart procedure to regulate water use and pump cycling using the programmed electronic timer.

### Cost Savings

As reported in the budget summary, the new Motor/Pump and VFD electronics have improved efficiency that resulted in significant electrical service cost.

## 2024 Activities

### RW&P Annual Meeting

Irrigation committee member(s) will attend the annual RW&P meeting scheduled for February 13<sup>th</sup> at the Tiara Rado Golf Course.

### Pump / Motor preventative maintenance

There are some regular maintenance procedures needed for the motor and pump that the irrigation committee will complete according to the manufacturer's schedule.

## Watering Schedule

We expect the usual schedule for 2024 with ditch water turn-on in mid-April and turn-off in mid-October. We will notify the HOA members of actual dates when we receive them from RW&P. The Irrigation Committee will accommodate residents as needed for repairs and turn-on and shutdown periods.

The watering schedule:

Water on Monday, Tuesday, Thursday, Friday, and Saturday ONLY

Water after 7 PM and stop by 9 AM

DO NOT water between the hours of 9 AM and 7 PM

DO NOT water on Wednesdays or Sundays