

Canyon View Estates Homeowner Association Minutes of the January 9, 2020 Annual Meeting

President Douglas Grodt called the meeting to order at 6:30 pm.

A quorum was established with 22 Owners in attendance and receipt of 15 Proxies.

The Board introduced themselves. Douglas Grodt, President; Jennifer Richardson, Vice President; Sue Lucks, Treasurer; and Cindy Duta, At-Large Member. Our Secretary Janice Kiehl was unable to attend as she is on vacation. Douglas announced that after 12 years of service on the Board of Directors he will be resigning after the meeting. Sue Lucks is also resigning from the Board.

The 2019 Annual Meeting Minutes were presented. Linda Ash made a motion to approve them as presented and Pete Morton seconded the motion. The Minutes were approved unanimously by the Owners in attendance.

Sue Lucks presented the proposed budget for 2020. It was mailed in advance and she asked if anyone had any specific questions. Sue said the major changes to this year's budget were the Landscaping was rebid (and the expense increased), the Insurance was rebid (the expense is considerably less and we have better coverage) and the Reserve account funding. The additional \$ 20 of the operating account fund (dues had been \$ 300 for several years) is for general increased expenses and the additional \$ 80 is designated to the Reserve Savings. Some 2019 expenses were reimbursed to the operating account from the reserve savings as they were deemed reserve items. Jim Sidwell made a motion to approve the 2020 Proposed Budget, and Jerry Firpo seconded the motion. The Budget was approved unanimously by the Owners in attendance.

Douglas asked for nominees to the Board of Directors, as there will be 2 openings with his and Sue's resignations. Lorie Iversen and Kristy Oliver were nominated. They were voted to the Board unanimously by the Owners in attendance.

Jennifer Richardson presented the Reserve Study she prepared with assistance from Jerry Firpo and the irrigation committee. Irrigation equipment and the maintenance of the system are by far the largest expenses for the Canyon View community. Jennifer compiled the extensive Study by estimated life of current equipment and estimated expense to repair or replace the components. Also considered were major expenses like dredging the holding pond (\$ 14,000) and reshoring the berms. There are 15 components to the study. The purpose of the Reserve is to avoid unanticipated special assessments in the future. We are now at 29% of anticipated total need, and this year's Assessment of \$ 80 will bring us to 45%. The Reserve Study in its entirety is posted on the Manager's website. Jennifer's efforts were widely complimented.

The Architectural Control Committee report was presented by Wayne Ash. There were 10 proposals to the Committee in 2019. The Committee reviews changes of house paint color, changes of shingles or additions to existing homes. Common requests are for fencing. Wayne said that if you are NOT changing the color of your home, you do not need ACC approval. Doug Lucks and Janice Kiehl served with Wayne in 2019. Doug resigned from the Committee and Pete Morton volunteered to take his place. He was unanimously approved to the Committee by the Owners present.

Bill Richardson presented the Irrigation Committee report. Bill said "it took 6 guys to replace Jerry Firpo". He thanked the assistance from everyone on the committee (Rick Brinkman, Mike Duta, Larry Gilbert, Rick Hensley, Gary Skaggs and Paul Pitton), and cited a great assist came from Ed Morris who is a geotechnical engineer. He also thanked Jen and Tracey for helping with Owner notifications. The breach in July has been 80% repaired, the final work will be done this year before the water comes in. Anyone is welcome to contact Bill with questions or concerns.

The South Camp Ditch clean-up sheet was passed around, soliciting volunteers to make a monthly sweep of the ditch. January through October have volunteers signed up. Douglas thanked those individuals.

Douglas reminded the membership that snow must be removed with-in 24 hours from the sidewalks. This is a City Ordinance. He also asked that the membership keep trees and bushes from infringing on the sidewalks to keep pedestrians safely on the sidewalks. He remarked that the landscaping company has a more detailed scope of services, thanks to a schedule prepared by Janice Kiehl. Tracey utilized this to solicit landscaping bids from many companies. We remained with TLC as they have done better with new personnel and better direction from Canyon View.

Douglas was presented a gift card to Home Depot in appreciation of his many years serving Canyon View.

There being no further business, Douglas adjourned the meeting at 7:10 pm.

Respectfully submitted by Tracey Heritage, Manager in the absence of the Secretary