

CANYON VIEW ESTATES (CVE) BOARD OF DIRECTORS (BOD) MEETING MINUTES
SEPTEMBER 27, 2023

The 2023 Fall Meeting was held Wednesday, September 27, 2023, 9:00 AM, at Jen Richardson's home, 2142 Redcliff Circle.

Board Members in attendance: Jen Richardson, Janice Kiehl, Cindy Duta and Tracey Heritage.

Also in attendance was Aaron Shrader, who will be working with Tracey to manage Canyon View Estates.

The meeting was called to order by Jen Richardson, President, at 9:02am.

New Business

Summary of year to date - Western Slope HOA Management – Tracey

- Tracey reported that the summer went smoothly for Canyon View. The Complaint Form is working by requiring residents to submit a complaint in writing instead of calling Tracey.
- A concern was expressed over new residents on South Canyon View Drive allowing their dogs to run at large. Jen will send an email to the community alerting them to the City of Grand Junction's code and Canyon View's CC&R about dogs being leashed.
- Jen brought up how trees and shrubs are encroaching sidewalks. She had sent out earlier an email to the community about trimming such vegetation to prevent residents from having to walk in the street to avoid walking on/through the trees and shrubs. Jen said she will take a drive around the neighborhood taking note of the properties that need attention and send separate notices to those residents.
- There is one small area in Canyon Vista that is not in the City of Grand Junction; instead, it is in Mesa County where is no ordinance for encroachments. Some houses in this area have trees and shrubs encroaching the sidewalks and roadway. Jen will contact Jim Smyth, HOA President of Canyon Vista, to try to remedy the problem.
- Introduction to Aaron Shrader
Aaron was introduced to the Board. He will be assisting Tracey with her duties associated with managing Canyon View Estates.

Irrigation Committee update – Jen

- Summary of year to date
 - Jen reported that the irrigation went well this season.
 - One of the coils on the new controller has a known defect and causes a false error periodically (twice in six months). This part will be provided by the manufacturer under warranty and our service provider (Evergreen Pump) is certified to replace it.
 - An outdoor light on the pumphouse was not working. Bill Richardson fixed the fixture so it is now working.

Overview of ACC activities – Janice

- There were 23 requests/forms submitted so far in 2023.
 - 2 – Exterior house paintings
 - 8 – Landscaping
 - 1 – Pergola
 - 1 – Swimming pool
 - 2 – Fences
 - 1 – New French Doors
 - 1 – Enclose garage for more storage space
 - 1 – New garage door
 - 1 – Paint garage door and trim
 - 1 – New shed
 - 1 – HOA pumphouse
 - 1 – New roof
 - 1 – New gutters
 - 1 – New house build
- Status of new house build at 2147 Redcliff Circle - Frigetto
 - Anticipated structure completion is Feb 2024.
 - Landscaping and driveway will be accomplished in the spring of 2024.

Welcome Team activities – Janice

- Janice visited 3 new neighbors.
 - 365 Canyon Court.
 - 2193 E. Canyon Court.
 - 334 Sienna Court.
- Jen visited 2 new neighbors.
 - 2163 Redcliff Circle.
 - 2150 Redcliff Circle.

Summary of 2023 HOA Law Updates – Jen

- Jen reviewed the new laws and how they apply to CVE complies. We don't need to change CC&Rs or policies to comply.

Action to recover unpaid dues/fees – Tracey and Jen

- Settlement at closing for 2145 S Canyon View Dr - Rob Anderson
 - Tracey will take charge of finding out when he will be selling his property.
 - Small Claims Court action if the property is not sold
 - Expenses related to filing, court procedure and serving notices ~\$200
- Lien on 2184 Canyon View Dr - Kimmi Clark
 - Cindy will speak with Bonnie Clark to see if she can locate where Kimmi Clark is. Cindy will let Tracy know what she finds out. NOTE: Cindy reported later with a

text to the Board that Bonnie Clark is not related to Kimmi Clark. Bonnie did not know where Kimmi Clark is.

Cost of Living Adjustment (COLA) for Western Slope Management – Jen

- The BOD voted and passed a 4% COLA increase for 2024 based on federal levels for social security and federal workers.

Plan for 2024 Annual Meeting - Tracey

- Meeting date is January 11, 2024 at 6:30pm. Location is Wingate Elementary School
- Tracey will call the school to confirm date and location.

Preliminary 2024 operating budget: assessment \$334 – Jen

- The Preliminary 2024 Operating budget assessment changed from \$320 to \$334. This covers the increases for irrigation water and insurance.

Preliminary reserve assessment: \$66 – Jen

- The Preliminary reserve assessment changed from \$80 to \$66. This reduced assessment still meets the Reserve Study objective for 70% funding.

American Family insurance quote for 2024 – Tracey

- Tracey will get the quote before the budget is finalized.

Deadline for annual community letter and budget – Tracey and Jen

- December 15, 2023 to send out the letter to the residents of Canyon View Estates.
- This mailing will include the Newsletter, the Agenda, the proposed Budget, and the Proxy Form.
- The Newsletter will have a statement informing residents where to find the January 2023 Annual Meeting Minutes online.

- Cindy made a motion to adjourn, Jen seconded it.

Respectfully submitted by Janice Kiehl, BOD's Secretary, September 28, 2023.