

Canyon Creek Homeowners' Association

Board of Directors Meeting

Via Zoom

Monday, January 22, 2024

6:30 p.m.

<https://spectrumam.zoom.us/j/93216280300?pwd=LytmaWJpY1lPOUQvb0lvT0lsbWVRQT09>

Password: 907653

MINUTES

I. Call to Order

The meeting was called to order at 6:31 p.m.

II. Establishment of Quorum

The board members present constituted a quorum: Brett Funderberg, Dave Marshall, Randy Lawson, Robert Canik, Russ Jalaka, and Matt Romansky.

Elizabeth Schoen with Spectrum Association Management was also present.

III. Homeowner Open Forum

- A homeowner asked if the board planned to discuss the pickleball court. Brett explained this is on the agenda and will be a topic of discussion.
- A homeowner asked if the documents could be updated to reflect clarify if the greenbelt area is considered an "off-leash" area. Elizabeth has the information and will resend this to the board so the website can be updated.

IV. Approval of Minutes- (November/December 2023)

A motion was made by Dave Marshall to approve the minutes from November and December's meeting with an amendment to November's minutes to include that Dean would be partnering with the ARC to work on artificial turf. Brett Funderberg seconded the motion. The motion carried unanimously.

V. Manager's Report

Elizabeth provided an update on the financials through the end of December. The association is slightly over budget. Financials for December are still being finalized. Elizabeth will send an update once the packet is finalized.

VI. Committee Reports

A. ARC

The ARC is still in the process of putting together recommendations for artificial turf. There was a landscaping issue with another homeowner that is under review.

B. Social Committee

Mary provided an update for social committee. Social committee is planning a meeting soon to determine events for the year. The committee would like to part ways with HelloNabr due to the cost. Mary is confident they can get enough volunteers that they won't need HelloNabr. Mary will have a better idea of what the year will look like after their event.

C. Violation Summary

Dave provided an update on violations. Due to the fine policy change, violations did need to be closed and re-opened to comply with the new policy. Trash cans continue to be a pain point and area of focus for the community.

VII. New Business

- A. Consider ARC Recommendations regarding artificial turf.**
This will be tabled under further reviewed by ARC.
- B. Consider Pickleball Requests**
Dave has been working with the tennis court committee members and Carla on this. Dave and Brett have been working on a community survey to determine how to proceed. There will be a couple of options provided on the survey for homeowners to vote on.
- C. Consider Repairs and Capital Projects**
This will be discussed further when reviewing the task list. Brett did suggest resurfacing of the parking lot at the amenity center, running electric to the median project that Dynamic Electric bid on, and other landscaping items that Russ can weigh in on.
- D. Basketball Court Resurfacing**
Matt will continue to work on this so the board can begin this project.
- E. Utility and Restroom Doors at Community Center**
Elizabeth will get a handyman out to address this before pool season starts again.
- F. Rotted Wood Pergola**
The wood will need to be rebuilt. The board discussed using a different wood and deterring from the red color that is currently there. Matt will work on some proposals for replacement. Robert will assist with and come back with a recommendation for the board.
- G. Landscaping Project**
The board discussed the south median project and how great this looks. All other landscape and enhancements also look great.
Randy explained the solar lighting system for the median project is scheduled to ship in mid-February and this should be installed by the end of February.

VIII. Old Business

- A. Review CC Project Task List**
The board and Elizabeth reviewed the task list. All items were updated accordingly.

IX. Executive Session

- A. Violation List**
A motion by Brett Funderberg to escalate one account to a 209 notice and escalation to the attorney upon expiration of the 209 notice. The motion was seconded Dave Marshall. The motion carried unanimously.
- B. Aging Report**
A motion as made by Brett Funderberg to approve all eligible accounts to be escalated to a 209 notice for past due assessments. The motion was seconded by Robert Canik. The motion carried unanimously.
- C. Legal Status Report**
A review of the legal status report was provided to the board. No action was taken.

X. Adjourn

With no further business to conduct, the meeting was adjourned at 8:17 p.m.