

## **Canyon Creek Homeowners' Association**

Board of Directors Meeting

Via Zoom

Monday, November 6, 2023

6:30 p.m.

### **MINUTES**

#### **I. Call to Order**

The meeting was called to order at 6:33 p.m.

#### **II. Establishment of Quorum**

The board members present constituted a quorum: Brett Funderberg, Russ Jakala, Dean El-Baz, Robert Canik, Dave Marshall, Matt Romansky, and Randy Lawson were present.

Elizabeth Schoen with SpectrumAM was also present.

#### **III. Homeowner Open Forum**

No discussion.

#### **IV. Approval of Minutes- (September 2023)**

A motion was made by Robert Canik and seconded by Randy Lawson to approve the minutes from the September meeting. The motion carried unanimously, and the minutes were approved.

#### **V. Manager's Report**

Elizabeth provided an update on the association's financials YTD. YTD the association is under budget. There has been a small decrease in reserve funds due to planned capital expenditures and landscape renovations.

#### **VI. Committee Reports**

##### **A. ARC Committee**

Mike provided an update on ARC. Most requests are update to date and have been reviewed by the ARC. Brett asked where the ARC is with the ARC form that has been discussed. The board discussed artificial turf and reviewing options for this. Dean will work collectively with the ARC to put together some recommendations for this.

##### **B. Violation Summary**

Dave provided an update on the violations summary within the community. Most violations are in relation to property maintenance which includes items like landscaping, grass, etc. Since the last meeting, Russ and Dave drove around the neighborhood with Kevin to level set expectations for landscaping, sidewalk strip violators, etc.

##### **C. Landscaping**

Randy provided an update on the South Median project. Urban Dirt was waiting on a right of way permit and have received this from the City. They can now begin the project and are hoping to have this completed by no later than mid-December.

Brett executed the easement agreement last week. The city should be mailing in a check, this has not been received yet. Elizabeth will check this week if payment has been received, if not, Brett will follow up with the city.

Russ asked UD to replace all plantings in the island coming in at 620. All the plants are being replanted under warranty. Also, they're replacing ones on the right-hand side near the Enclave. UD is continuing with the islands all the way down Boulder in hopes to have

them unified. Russ followed up on mulch for the fall as this has not been completed yet. This should be completed sometime next week.

D. Traffic Safety Committee

There is a newsletter that will be submitted to the board. This will go to the board tomorrow afternoon for any edits/review. There is a brand-new speed limit sign near the school.

E. Events

There are two events left for the year which includes the chili cook off and winter wonderland festival. Mary has gathered many volunteers and put together a subcommittee for these events. The chili cook off is scheduled for November and the Winter Wonderland Event is scheduled for December.

**VII. New Business**

A. Amenities

a. Basketball Court Gate Status

There is a latch that needed to be ordered by Viking. The latch has been received and is pending install from Donnie. The lights are not working, and the gate is not latching.

b. Tennis Court Gate Status

There were a few small changes. One was to put in an illuminating light that comes on at night. There is also going to be closers installed and a plate at the top to ensure the gate is not snatching back.

c. Pool Closing

The pool has been closed and winterized for the season. Elizabeth will verify that the pool access is closed.

B. Basketball Repair Proposals and Options

Matt had a meeting scheduled last Friday at 9AM, but the vendor did not show. Matt is working to get this rescheduled.

C. Fining Policy

No mention of the option the board has under the CCR's the daily fine the board has and no mention of incurable violations immediate fine. 14 days, too long for violations to be cured. Revisit once revisions have been made.

D. Reimbursement for Mary

The board approved reimbursement for Mary minus the two bottles of wine for the meeting she held for the subcommittee.

**VIII. Executive Session- called to order at 7:42 p.m.**

A. Violation List

The board reviewed the violation list. No action needed.

B. Aging Report

The board unanimously approved 209's for all accounts at a level 5 and escalation to the attorney upon expiration of the 209.

C. Legal Status Report

A review of the legal status report was provided to the board. No action needed.

**IX. Adjourn**

With no further business to conduct, the meeting was adjourned at 8:16 p.m.