

Canyon Creek Estates Homeowners Association

Meeting of the Board - Minutes

Date: April 6, 2021

Time: 7 pm

Attendance: Kent Jolley, Paul Pederson, Scott Wagner, Bob Richardson, Bill Swigert, Erin Connor (Winsum)

Treasurer's Report: Kent received information from Weiss & Assoc. on past due accounts to date. We only have two properties that are in arrears for the Water Tank Construction special assessment, and since a sale had concluded last week, one account will likely settle in the near future. The Board will continue to track payment progress.

Secretary's Report: Minutes for the meeting of March 9 were read and approved.

Committee Reports:

- *Water Storage Tank* –Kent reported construction had commenced on Monday April 5, three days ahead of the revised schedule
- *Architectural Committee* – resident Cheryl Erickson has agreed to join the Committee, which leaves a need for one more person
- *Internet Service Committee* – options are still being investigated at this time. It was brought up that Starlink, a satellite internet supplier, may be available late 2021.
- *Firewise Community* – Bill Swigert reported that we have a meeting scheduled next week with Greg Bakke, Glenwood Fire Department Fire Marshall to discuss fire mitigation strategy in our common areas, and grants available to achieve same.
- *Grounds & Maintenance*
 - Sprinklers: Erin Connor/Winsum attended the meeting, and reported that 2021 invoicing should remain the same as the last two years, approximately \$14,500. Erin will also upgrade control systems as needed, and replace deficient heads. The Board also discussed the possibility of seeding open areas with a dryland mix to reduce water consumption yet maintaining a green surface.

- Main entrance concrete slab replacement proposal from Excavation Services for \$14,640 was reviewed. The Board voted to approve this work to be performed.
- Mailboxes: Jackie Binion is coordinating with the Post Office for repair/replacement/upgrade of our current system
- Spring cleanup day was decided to be held on two consecutive weekends, Saturday April 24 and Sunday May 2. Lunch and beverages will be provided.
- The Board noted a need to issue a letter to address dog clean-up in common areas, excess speeding on roadways, and general need to respect neighbors
- Vehicle Parking letter advising residents of HOA requirements will be sent out this week.

New Business:

- *Panter/Victor Waterline Agreement* – Kent reported that the Panter property closed last Friday, and since they accepted our proposed water use agreement, should mean the tank upgrade fee of \$3,500 will be paid out of escrow.

Next meeting is scheduled for Tuesday, May 11.