

# **Canyon Creek Estates Homeowners Association**

## **Meeting of the Board – Minutes**

**Date: February 2<sup>nd</sup>, 2021**

**Time: 7PM**

**Location: Scott Wagner's Residence**

**Attendance: Kent Jolley, Paul Pederson, Scott Wagner, and Kyle McElroy**

### **Review of Previous Meeting Minutes – Accepted without revisions**

#### **Water Storage Tank Report**

- Permit dates have been extended for water tank
- The \$40,000 - \$45,000 deposit for the physical water tank has not been requested yet. Funds are available and ready upon request.
- The projected start time for the project is March (weather permitting)
- Neighborhood feedback has indicated that getting the project done is the highest priority and closest residents have stated working on evenings and Saturdays as needed is okay.
- There are 10 outstanding assessments to be paid, with 8 of those on a payment plan and current on their payments

#### **HOA Line of Credit**

- The possibility of reserving a line of credit with Alpine Bank was discussed. Due to the fixed cost it was not deemed necessary at this time.

#### **Water Pumps / Xcel Energy**

- Xcel is attempting to address the number of outages in our area by increasing the voltage delivered to Canyon Creek. This has caused damage to the variable frequency drive on Pump #2. EPC has stated they are also repairing the meter on Pump #2 and it will be done soon.

### **Architectural Committee**

- There are 2 volunteers needed for the Architectural Committee. This committee serves to review additions, cosmetic changes, and other building requests received from residents. If there are any unique circumstances the HOA Board will cast a deciding vote.

### **Streets / Fire Hydrants / Street Lights**

- The time for repair on many of the above items is here or coming. The Fire Hydrants are serviced regularly but #5 will need to be repaired on 02/08/21. The street light at the community entrance has still not been fixed, and the HOA was quoted a repair in 2 weeks. If it is not done, another contractor will be found.

### **Section 7.3.17 – Vehicle Storage**

- This item was discussed at length at the annual meeting
- The HOA board reviewed the protocols and elected to revise the annual letter to be delivered in the spring
- The protocols and communications will be reviewed by McElroy and re-submitted to the HOA board
- If there are any changes to the protocol a vote will be requested per the covenant guidelines

### **Panter / Victor Situation**

- The pending situation was discussed at length and updated to the entire board.

### **HOA Website**

- McElroy has offered to become the webmaster for the HOA website so that it may receive a needed update and stay current for meeting minutes, event communication, etc.

**Next Meeting will be held on 03/09/21**