

Canyon Creek Homeowners Association

Meeting of the Board-Minutes

Date: May 22, 2025

Time: 5:55 PM

Location: 300 Wulfsohn Rd. Glenwood Springs, CO

In Attendance: Travis Cox, Kevin Illick, Shannon Pelland, Stephanie Wagner, Michael Colangelo.

Meeting called to order at 6:00 PM

- **Approve Meetings**

Stephanie Wagner made motion to approve and accept the Minutes of the April 24, 2025 Meeting of the Board, Kevin Illick seconded the motion, all present board members voted YES, motion PASSED.

- **Treasurers Report**

Update on the road assessments received to date. There are 6 homeowners who haven't paid yet. They will be lienied if not paid by end of project. 508LLC has paid their past due HOA dues and interest and the minimum payment on the road assessment.

We will have a \$200,000 line of credit from Alpine Bank and will be borrowing approximately \$130,000 for the project.

Shannon went over the latest Financials, all looks good!

- **Road Committee**

Question about a contract from Lions Paving? They don't have a contract per se, they gave use a Statement of the Work, a Certificate of Engineering, and a Stamped Engineers Letter. No start date yet.

- **Water Czar**

Calls from CDPHE for a community call to answer any questions about water system.

Pin hole in water line from the well to the tanks. Need excavator and plumber to repair. Bob Richardson is on it.

- **Tech/Communications**

“SLA” for email responses. Discussion was had as to how soon emails are answered. It was decided that 3-5 days is acceptable.

The HOA website is up for renewal; do we want to renew with current company or change. It was decided to keep the current company.

- **Hall of Records**

No Reports

- **New Business**

The new application for STR for 508 LLC is now up to date, all back dues and interest is paid and they have made a minimum payment to the road assessment.

Shannon Pelland made motion to accept and approve the application for STR with current rules and regulations. Kevin Illick seconded the motion, all present board members voted YES, motion PASSED.

- **Presidents Message Regarding STR's**

Travis went over the message he will send to the HOA regarding the lawsuit for the STR's in the HOA. After discussion Travis will make additions and corrections and get it out.

- **Loan Resolution for Road Overlay Project**

Travis reviewed the Loan Resolution for the road overlay.

- **Tree Work**

Troy Buster wanted to have all the trees along the road by the ponds cut back to the fence line and had a bid from someone to do the work for \$5400. Board decided too expensive. Troy Buster, Bob Richardson and Scott Wagner will be the tree committee to decide which trees will be trimmed.

- **Spring Clean-up**

We had a good turn out for the clean-up this year, a lot of work was accomplished. Thanks to all that turned out! Bob Richardson will remove the old fence that was taken down by Bruce Camilletti's property.

Stephanie Wagner made motion to have Bob Richardson remove the fence debris at Camilletti's for \$500. Kevin Illick seconded the motion, all present board members voted YES, motion PASSED.

- **Disband the Litigation Committee**

Michael Colangelo made motion to disband the Litigation Committee, Stephanie Wagner seconded the motion, all present board members voted YES, motion PASSED.

Meeting Adjourned at 7:15PM