

# Canyon Creek Estates Homeowners Association

## Meeting of the Board - Minutes

Date: April 14, 2022

Attendance: Bob Richardson, Paul Pederson, Travis Cox, Bill Swigert, Shannon Pelland, Kyle Mackelroy

**Secretary's Report:** Minutes for March 3 were reviewed and approved.

**Treasurer's Report:** Through an email from Ed Weiss, CCHOA Accountant, on this date, he recommended that since he sold his firm earlier in the year, that Canyon Creek Estates might be better served to search for a new accountant. Bob had done some initial research, and found Tiffanie Redow, a local accountant, that does represent HOA's. Bob set up an interview for May 3 to talk with Tiffanie. Travis indicated he was available to attend as well.

### **New Business:**

- The board discussed the process for the proposed changes to the 1986 Covenants, Bylaws, and Rules and Regulations (May 15, 2014). Bob offered to summarize all the comments, and distribute to the board and our attorney for review.

### **Committee Reports:**

- *Water/Wastewater Treatment* – We are still awaiting a Request for Proposals for repair of the original water storage tank from our operator EPC. Also, there was a question raised if chlorine contact time with the new tank online is still appropriate. Bill checked with EPC, and they stated our operator does check chlorine levels on a weekly basis, and makes necessary adjustments to dosage.
- *Architectural Committee* – Bill discussed his neighbor's issues with an umbrella tree on one property that was dropping seed pods on his neighbors driveway and lawn. The board had no suggestions as to how to rectify this situation.
- *Firewise Community* – Bob met with The Swift Crew this morning to discuss scope and timing for wildfire fuels mitigation on HOA property. The crew will tentatively be here the week of May 2. The HOA has obtained a \$3k grant from GWS Fire, and has \$8k budget line item for mitigation. Wildfire pamphlets will be posted to the website to instruct homeowners for mitigation on their property.
- *Grounds & Maintenance* –
  - Bob reported we will order new boxes which provide one for each residence plus a large parcel box with (4) bins. We will repair and maintain our old large parcel box.

- Spring clean-up day will be April 23. Work tasks discussed were: clean the ponds, repair playground equipment, dispose of branches from the ditch cleaning, repair the fence, address landscaping in front of the entry sign.
- Proposal from Win-Sum for 2022 Grounds Maintenance was reviewed and approved.
- *CCHOA Website* – Travis will provide an updated email list for Kyle to post.

**Upcoming Events:**

*May 12 – CCHOA Board Meeting at Bob Richardson's house*

*May 15 – Fire Mitigation Clean-up Day*