

## **Canyon Creek Estates Homeowners Association**

### **Meeting of the Board-Minutes**

**Date:** February 19, 2025

**Time:** 6:00 PM

**Location:** 300 Wulfsohn Rd. Glenwood Springs, CO

**In Attendance:** Travis Cox, Kevin Illick, Shannon Pelland, Stephanie Wagner, Paul Pedersen, Michael Colangelo, and Roy Hovland (on Phone).

Meeting called to order at 6:05PM

- **Approve Minutes**

Stephanie Wagner made motion to approve and accept the Minutes of the January 16, 2025 Meeting of the Board, Paul Pedersen seconded the motion, all present Board Members voted YES, motion PASSED.

- **Treasurers Report**

Shannon Pelland went over the Financial Reports. Things are where they should be at this time. Talked about whether or not if we need to purchase spare well pumps at this time. Roy Hovland found the pumps online and are available at good pricing, so we'll hold off on buying new pumps for now. Shannon needs the minutes from this meeting and an updated Collection Policy to give Alpine Bank for the Loan for the Over Paving Project.

Kevin made motion that the board approve obtaining a loan/line of credit from Alpine Bank in the amount not to exceed \$275,000 for the purpose of completing an asphalt overlay to the road in Canyon Creek Estates subdivision. The final amount drawn will be based on the number of owners electing to defer their special assessment in accordance with the Notice of Special Assessment mailed to the homeowners on January 30, 2025. Michael Colangelo seconded the motion, all present Board members voted YES, motion PASSED.

Stephanie Wagner made motion that the Board President, Travis Cox, be authorized to execute all documents associated with the Alpine Bank loan/line of credit for the overlay project. Paul Pedersen seconded the motion, all present board members voted YES, motion PASSED.

Michael Colangelo made motion that the Cash Basis 2024/25 budget be amended to provide for completion of the overlay project in fiscal year 2024/25 as approved by the homeowners at the November 2024 annual meeting. The amended budget shall reflect cash inflows totaling \$393,000 in special assessments and loan proceeds with related project cash outflows of \$400,000 including the expenditure of \$7000 in road overlay special assessments received during fiscal year 2023/24. Kevin Illick seconded the motion, all present board members voted YES, motion PASSED.

Stephanie Wagner made motion to accept the BPR (accountant) Engagement Letter for the next year running. Kevin Illick seconded the motion, all present board members voted YES, motion PASSED.

- **Committee Reports**

Road Committee: Culvert replacement Bids will be coming in this week. A Pre-Bid meeting on February 27, 2025 between Travis Cox, Bob Richardson, Steve Ehlers, Troy Buster, Grand River Paving and Lyons Construction will be held on site.

Water Czar: Stephanie Wagner had questions about emails regarding water testing and if she's also responsible for the sewer system as well, yes, she is. Stephanie will apply for a grant to cover the cost of testing.

Tech/Communications: Kevin Illick went over a few emails that needed to be addressed. He went over the new document storage on Google Drive. Kevin received email from homeowner that wants to pave their driveway when the road is done, homeowners will have to arrange with the contractor individually, the HOA will not be responsible for that.

- **Amendment to STR Covenant**

Update to the Rules and Regulations based on the Third Amendment to the Covenants. Stephanie Wagner made motion that the Rules and Regulations be amended as presented. Roy Hovland seconded the motion, all present board members voted YES, motion PASSED.

New application for STYR's in operation as of December 20, 2022. Michael Colangelo made motion to approve the STR Application for STR's in operation as of December 20, 2022 be approved as presented. Motion was seconded by Shannon Pelland, all present board members voted YES, motion PASSED.

- **New Business**

Paul Pedersen volunteered to be in charge of the Hall of Records. He'll check with prior board members to collect any documents that need to be added to our new storage system.

There was a complaint regarding a trailer that has been parked in the driveway at 592 Canyon Creek Dr. Johnson Family Trust.

Stephanie Wagner made motion to send a Notice of Violation, Paul Pedersen seconded the motion, all present board members voted YES, motion PASSED. Board will send a Notice of Violation.

Kevin will send out an email reminding homeowners to pick up after their dogs. There has been a lot of dog waste left on the south side edge of the park.

Meeting Adjourned at 7:35PM