

Canyon Creek Estates Homeowners Association
Annual Homeowners Meeting Minutes

Date: November 13, 2024

Time: 6:00 PM

Location: New Castle Community Center, 423 W. Main St. New Castle, CO 81648

AGENDA

Homeowner sign-in and introductions:

There were 31 homeowners signed in and 4 absent homeowners represented by Proxy. Total voting members 35 meeting the quorum requirements established by the covenants.

Presidents Report:

Kyle started by going over the agenda for the meeting. He then thanked the board for the work during the past year and a special thanks to Shannon for her all her work on the budget. Kyle also thanked Bob Richardson for his work keeping the park and the grounds in great shape. Also, a big thank you to Troy Buster for his work with his track hoe on that rainy Saturday when we took down the fence and posts in the park.

Secretary's Report:

Michael Colangelo reviewed the Annual Meeting Minutes from the November 7, 2023. No edits or corrections proposed. Motion made by Troy Buster to accept minutes as written. Motion PASSED unanimously.

Treasurer's Report:

Shannon went over the budget for the current year and the proposed budget for FY 2024-2025.

Status of the Target Reserve Level

Fifteen Year Capital Plan

Homeowners (Scott Wagner and Paul Pederson) asked about the Legal Expenses and Litigation that was mentioned in the budget review and the Presidents Report. Kyle McElroy explained the Litigation with 3 parties from our HOA, 508 CCSA LLC., Roy Hovland, and Romi Ventures LLC over our Short-Term Rental Amendment that was passed at the annual meeting in November 2022. Kyle McElroy explained the creation of the Litigation Committee to avoid conflict of interest with Roy Hovland as he is a board member. Scott Wagner asked why we didn't vote him off the board and Kyle McElroy said we couldn't. A motion was made by Troy Buster to remove Roy Hovland from the board and seconded by Scott Wagner.

Kyle McElroy paused proceedings to review the covenants to see if the HOA can vote Roy Hovland off the board.

Shannon Pelland continued with the Budget review.

Other Reports:

- **FIREWISE Program**

Bob Richardson talked about the Firewise program saying the we are now inactive as our reporting information has changed and he is working to get it corrected. We need to be more proactive as homeowners to keep our lots clean to limit exposure to fire.

Kyle McElroy opened discussion on the vote to remove Roy Hovland from the board. Kyle McElroy referenced Article VII- Officers Section 7.04 Removal of Officers by the Board of Directors. He said we should discuss this among the directors.

Scott Wagner brought up Article V-Board of Directors Section 5.07 that the owners can vote out a board member without cause by a vote of owners representing a quorum of the association. Kyle let Roy Hovland speak regarding the vote. He said he had legal advice to not speak of the litigation.

The HOA voted on the removal of Roy Hovland from the Board of Directors. Motion PASSED to remove Roy Hovland from the Board 31votes for and 2 votes against.

- **Road Asphalt Overlay**

It was previously passed that the road asphalt overlay would be done in Spring 2026. The question has been brought up should we do it earlier to save money from inflation and increased costs by getting a loan for ½ of the expenses to do the job in Spring 2025 instead. The HOA was given 2 options to do the project. Option 1 to complete the project in Spring/Summer 2026 or Option 2 to complete Spring/Summer 2025. See attached recommendations.

Randy Roth made motion to add Option 2 as an available alternative to pay the assessment for the overlay project, Ellen Colangelo seconded. Voting to approve Option 2 PASSED with 30 votes for.

Volunteers for the Road Committee:

Troy Buster

Steve Ehlers

Sean Binyon

Road Committee to be at the next Board Meeting.

- **Vendor Proposal for High-Speed Internet**

Travis received a proposal from Pathfinder Internet Service to install hardware to provide high speed internet to our subdivision. They would require All of the homeowners to participate and would require a 10 Year contract with all homeowners paying through our HOA dues. The proposal was shot down completely by the HOA.

- **Fencing Update**

Initially it was intimated that Mr. Camilletti was going to pay for ½ of the fence on the westside of the entrance, he has decided not to pay ½. The HOA voted to take down the existing fence and add the fencing to the 15 Year Capital Plan to replace the westside entrance fence and the fencing opposite the ponds. Vote was PASSED unanimously.

- **Homeowner Communication**

Kevin talked about the HOA website and Blog and the email notifications. All Documents from the HOA can be found on the website.

- **New Business**

Election of new Board Members to replace Kyle McElroy who has finished his term and Roy Hovland was removed from the Board.

Christine Schriock and Paul Pederson volunteered and were nominated from the floor and seconded to replace Kyle and Roy. HOA voted unanimously to accept Christine and Paul to the Board. Congratulations to you both. Shannon Pelland's term as a board member has run out as well and Shannon has agreed to stay on as Treasurer. Thank you very much Shannon.

Spring Clean-up for the HOA has been set for Saturday April 26, 2025. Let's have a great turnout for the Spring Clean-up this coming spring!!

Meeting Adjourned at 8:00 PM