

Canyon Creek Estates Homeowners Association

Meeting of the Board - Minutes

Date: June 9, 2022

Attendance: Bob Richardson, Travis Cox, Bill Swigert, Steve Ehlers, Shannon Pelland

Secretary's Report: Minutes for May 12 were reviewed and revised. Under New Business, bullet #4 "Bob set up a..." should read "Kyle set up a...".

Treasurer's Report: Bob/Shannon reported that our operating account with Alpine Bank has been revised with new signers Bob, Shannon, and Tiffanie Rudow. The account balance is approximately \$70k, which correlates with the last statements we received from Weiss & Assoc. The PO Box is operational, and Tiffanie is receiving invoices and paying bills with Board approval. Tiffanie sent out the HOA change of address to all homeowners.

New Business:

- Changes to the 1986 Covenants, Bylaws, and Rules and Regulations (May 15, 2014): Shannon will assist our attorney Melody Massih to finalize the ballot for Board review.
- Shannon received documents from our *Demand to Weiss & Assoc. to provide all CCHOA records by May 20*, is reviewing them, and will provide her recommendations on what to file with whom, and what to dispose of.

Committee Reports:

- *Water/Wastewater Treatment*
 - Original water storage tank repair Request for Proposals: Bob dropped off a video copy of the tank inspection for contractor's information. Bill will call Linda w/ EPC to check status.
- *Architectural Committee*
 - No review requests have been received.
 - A letter has been posted to our website regarding vehicle parking. There remain to be several residents parking recreation vehicles for extended periods of time in violation of our Covenants. The Board decided review current violators, and notify them verbally, then in writing of their violation. Tentative schedule is a visit to the homeowner end of June, Notice of Violation letter end of July, then begin issuing fines September 1.
- *Firewise Community* –
 - the Swift Crew worked four days in May, then came back this week and worked three days. They still owe us a day. The hillside along JB court has been addressed, then the last few days they finished up behind the treatment plant and our ponds.

- Homeowners have been asked to pile any brush from their thinning efforts at the south end of the park. The HOA will rent a chipper at the end of the month, and produce free wood chips to homeowners from the chipping.
- Kyle will post a Firewise Worksheet to our website for homeowners to record their time spent on mitigation on their properties.
- Bob will contact Cami Long with the State for grants available for fire mitigation

- *Grounds & Maintenance* –
 - Bob summarized our options for mailbox replacement. The Board voted to approve a (5) unit layout, with 12 small boxes and two large boxes per unit. Cost will be about \$8700 for the HOA and \$4600 for the Post Office.
 - Bob has been notified by our grounds maintenance contractor Win-Sum that the pump at the ponds is in severe need of repair. Since Win-Sum does not do that type of work, Bob offered to provide a proposal from his firm to do the work since we need repairs done immediately.

- *CCHOA Website* – Travis will provide an updated email list for Kyle to post.

Upcoming Events:

July 14 – CCHOA Board Meeting at Bob Richardson's house