

# Canyon Creek Estates Homeowners Association

## Meeting of the Board - Minutes

Date: January 4, 2022

Attendance: Kent Jolley (past president), Paul Pederson, Kyle Mackelroy, Travis Cox, Shannon Pelland, Bob Richardson

**Secretary's Report:** Minutes for the Annual Meeting of November 2 were discussed. Any edits to be sent to Bill Swigert before Jan. 11.

**Treasurer's Report:** Kent brought up several current issues for the new Board to review

- There are currently four homeowners in arrears for the water tank special assessment. Three are continuing to make periodic payments. The Board decided to direct Weiss & Assoc to continue to send a monthly bill. One has never made a payment. The Board will discuss options with our Attorney to pursue payment.
- Snow removal invoice for December was almost our yearly budget for 2022. Invoice was questioned whether ice slicer is needed every plow, or if this cost can be reduced. Kent will contact Miles Rippey to discuss.

### **New Business:**

- Election of Officers:
  - Bob Richardson was elected President
  - Kyle Mackelroy was elected Vice President
  - Shannon Pelland was elected Treasurer
  - Bill Swigert offered to continue as Secretary
- Next steps for Short Term Rental study per Annual Meeting vote (tabled until next meeting)
- Old tank repair proposal
  - We received a repair proposal from Great Plains Structures for the old water storage tank repair. This accompanied their tank condition report performed 10/12/2021. The Board decided that we would request proposals from other competent contractors for comparison and discussion of next steps.

### **Committee Reports:**

- *Water/Wastewater Treatment* –
  - Kent reported that the phone dialer is scheduled to be installed at the wastewater treatment plant next week
- *Architectural Committee* – no discussion
- *Firewise Community* –
  - Bob has renewed our Firewise Status for 2022

- The HOA had been promised by the Fire Marshall that mitigation was to occur in the Fall 2021, which never occurred, likely because the Contractor, Juniper Valley, was never able to schedule. Bob will pursue 2022 mitigation with Mike Morgan, currently with CO Div. of Fire Safety.
- *Grounds & Maintenance* –
  - Mailboxes; Kent will work with Jackie Binion to develop a proposal for mailbox replacement for the Board to consider
  - Delineator posts; Board discussed the need for more on the curves to aid snow removal by delineating edge of asphalt.
  - Fire Hydrants; Board questioned if we need to contact John McDermott to assist in tagging hydrants that do not drain
- *CCHOA Website* – update on homeowners contact information (no discussion)

Next meeting February 3 at 6:00 pm at Bob's house, 636 CCD.