

MINUTES DRAFT
Condos @ Canyon Lakes HOA Directors Meeting
May 8, 2017 4:00 PM

Called to order at 4:00 PM by President Judy Klos.

In Attendance: Judy, Russell Murray, Ed Ochoa, Nancy Russell, Brian Palfrey, Treasurer, Bob & Fran Montgomery, Guest Jayne Robbins, Sheri & Tom Cullinan, Ben Murphy, Property Manager.

Minutes of April 12 meeting approved as written.

Financial Report: Current over budget due mainly to snow removal.

Old Business:

- 1) Asphalt caulking -- Motion to hire *Stripe Right to caulk around catch basins and under downspout areas as needed*. Initial bid \$352.95 which only covers the catch basins. The downspout areas will be in addition to this and done by SVN Retter & Co. maintenance.. Motion made by Ed, 2nd Russell, passed.
- 2) Trim Paint bid on Building C & D. Ben will contact for Smile-a-Mile and Blue Sky Painting for updated bids.
- 3) Newsletter coming out in May. Ben will add parking blurb, also first quarter financials.
- 4) Boy Scouts community service: Ed is working on contacts.

New Business:

- 1) Shari & Tom Cullinan, Unit N-101, spoke about balcony floor issues -- Ben will get bids for Repairs. The Cullinan's also spoke about the ongoing parking violations which include parking in the 'no-parking' area in front of their garage preventing them from removing car from garage. Decision was made to install "TOW" signs and extend yellow curb paint. Ben will also notify owner of offending unit with the issue.
- 2) Dryer vent covers have been replaced as needed.
- 3) Gutter cleaning at F103 and down spout at L building was taken care of by Bob.
- 4) Custom Lawn Care contract will be rewritten before 2018 renewal. Several directors will meet with Paco and walk the property showing him what needs to be done according to current Contract.

- 5) Russell reported that last page of CLCA Rules is okay. Nancy said she would type up corrected/updated pages.
- 6) Water fountain at property entrance will be maintained.
- 7) Shrub replacement -- will be determined after property walk with Paco. No decision made removal of rocks around tree bases.
- 8) Roof leak repair on N Building. Palmer reported that matching shingles are unavailable so work will be done using the best match to see how it blends in.
- 9) Window washing rescheduled for May 24th.
- 10) Review of parking lot spaces. No action taken.
- 11) KID canal update: All work should be finished by July. Condo sprinklers will be moved in 24 ft. done at HOA expense. Ben is overseeing this project.
- 12) New owners - Teresa and Cary Rock, A104.
- 13) Corrosion issues on L Building steps -- Tabled.

Next Meeting: Tuesday, June 13, 4:00 PM @ CLGCCH

Minutes submitted by Nancy Russell, Secretary

