

Minutes Draft
Condos at Canyon Lakes HOA
Wednesday, Jan. 10, 2018 4:00 PM

Meeting called to order at 3:55 by President Judy Klos.

Present: Judy, Ed Ochoa, Russell Murray, Monty Robbins, Nancy Russell, Brian Palfrey, Bob & Fran Montgomery. Guest: Mike Walker

October 18 meeting minutes approved as written.

Election of officers for 2018: Current slate of officers:

President, Judy Klos; Secretary, Nancy Russell, Finance Chair, Brian Palfrey were nominated and re-elected. We currently do not have anyone in the Vice-President position. Due to the Montgomery's move to Arizona the position of Landscape Chair has been eliminated.

Financial Report: Budget approved at 2017 Annual Mtg. took effect January 1. We are currently on track.

OLD BUSINESS: Paint trim of E & F buildings -- ask Ben to proceed by getting an updated bid from the contractor who did the C & D buildings.

HOA dues payment -- ask Ben to contact owner who for six months is late with dues that the board sees this as a liability and any monthly payment in arrears will be assessed a late fee.

L, M & N building steps -- discussion was held on different products that might eliminate some of the problems. Ben will be asked to contact *Rust Doctor (800-460-6167)*, also, Judy will forward to him (Ben) a website Mike Walker recommended for a product that another HOA used and found very successful.

NEW BUSINESS: Faded "Yield" sign and "Private Property" signs have been replaced.

Lawn care contracts -- Monty & Ed have four contracts coming in for review.

Window washing contract -- ask Ben to request bids

Insurance -- ask Ben to contact American Home and JMS for bids.

The board, collectively, wants to peruse all contracts before acceptance.

M-101 Antenna -- Mike Walker presented his renter's rationale for the unauthorized radio receiver he installed. After discussion a motion was made asking board members to vote in favor of permitting or opposing the antenna. The board voted 5 to 0 to not allow. Mike will inform his renter that he will need to remove it.

L building power washing -- ask Ben to get bid for power washing building.

Elevator clean-up -- carpet in elevator and light fixtures need to be cleaned, could Ben's maintenance guy do this. If carpet needs to be replaced an idea would be to replace it with a laminate type floor.

Ice Dam leakage -- leakage in C103 was brought up by Monte. Even though no major damage was done, does the "why" of this problem need to be resolved?

Next meeting: February 14, 4:00 PM

Adjournment

