

Minutes Draft
Condos @ Canyon Lakes HOA Directors Meeting
July 19, 2017

Meeting called to order at 4:00 by President Judy Klos.

In attendance: Judy Klos, Russell Murray, Nancy Russell, Ed Ochoa, Brian Palfrey, Fran Montgomery and Ben Murphy. Absent: Monty Robbins

Minutes of June 13 meeting were approved as written.

Financial Report: Abnormal snow removal (\$11,000 over budget) resulting from severe winter created a drop in the operating fund. In order to confiscate a motion was made by Nancy, 2nd by Russell and approved: The motion *"No deposits will be made to the Reserve Account for the next two fiscal quarters. This money will remain in the Operating Fund"*.

OLD BUSINESS:

1. Dryer vent covers have been replaced as needed.
2. Roofing repair N-102 was approved by an email vote. Palmer Roofing will do the work.
3. E building slope. Waiting on a plan of repair from Mike Black, Soil Engineer.
4. Custom Lawn Care is way behind on work schedule. The shrub trimming was done very poorly. They will be asked to not do any further trimming until we can get directions on how and when to trim shrubs and other plants. Ed will contact a Master Gardener for advice.
5. The \$50. per bush removal charged by CLC but not brought before the board will be adjusted by CLC per Ben.
6. Lou Carpenter's request of additional plants for A building will not be done this year.
7. Concrete spalling at A building and several other locations will be addressed in 2018 budget.

NEW BUSINESS:

1. C & D buildings trim painting. A motion was made by Russell and 2nd by Ed to accept proposal from 4 Seasons Color. Work should start soon.
2. Custom Lawn Care contract: Ed is working on rewriting contract explaining to Paco/Jesse what is expected from them in accordance with their current contract. The board will decide after clarification with CLC if the contract will be renewed.
3. The L building sprinkler issues resulting from the KID work has not been resolved. Ben is working on a solution.
4. KID is aware of the clean-up still needing to be done at the CL drive entrance. They will return it area to the original condition.
5. Association annual BBQ will be last week in Aug. (26th) or 1st week in Sept. (4). More to come.

6. Motion: *“Remove Sherri Wadekamper (Nicholls) name from Banner Bank account and add Judy Klos”*. Motion made by Ed, 2nd by Russell.

Next Meeting: Wednesday, Sept. 13.

Adjournment

Submitted by Nancy Russell, Secretary

