

Minutes Draft  
Condos @ Canyon Lakes HOA  
Wed. Oct. 18, 2017 4:00 PM

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

Present: Judy Klos, Russell Murray, Monty Robbins, Nancy Russell, Brian Palfrey, Ben Murphy, Sheri Nicholls

Minutes of September meeting approved as written.

**Financial Report:** Checking account balance of \$6200. Includes designated reserve amount not transferred to savings.

2018 Budget: Motion (made by Nancy, 2nd by Judy, passed). **The board adopts the 2018 budget in the amount of \$147,000. with HOA contributions of \$250.00 per month, an increase of \$25.00 per month. This increase is necessary to cover 2017 over budget snow removal cost; future cost of slope stabilization behind E building.** This budget will be presented at the Nov. 15 Annual Mtg. to be ratified. To pass the budget 25% of owners/proxies must vote for approval.

**Old Business:** E building slope restabilization delayed until 2019. Water will be cut off to slope immediately.

**New Business: (1)** Golf course slope cleanup and canal rock cleanup -- Ben will talk to Paco about having this done by end of October as stated in contract.

**(2)** Striping deterioration will be revisited in March or April.

**(3)** Window washing contract will be rebid for 2018 due to poor cleaning resulting in unhappy owners.

**(4)** L building garages. Board recommends cleaning of building to remove dirt, debris and cobwebs, also, cleaning of hallway fixtures. Ben, Monty will look for spigot in the area that might be assessable for use. Garage door painting by Bob Montgomery tabled until spring.

**(5)** Pergola light repair. Ben will have done. Dead tree removal next to pergola, A building and I building. Association will do.

**(6)** Proposed welcoming committee -- Russell & Margie Murray will oversee.

**(7)** L building flower pots. Due to condo sale by Ray Bell the planting and upkeep of potted flowers at L building will be revisited in the spring.

**(8)** Lawn care contract will be rebid before March expiration.

**(9)** Directors -- Term for two directors, Judy Klos and Monty Robbins, will expire at the Annual Mtg. They will both be up for re-election.

Next Meeting:

Meeting adjourned: 6:20 PM



