

Canyon Park HOA Minutes

January 9, 2023

- A.** Attendees: Lucki, Peter, Pat, Lynne, JJ. Absent, Maverick, Marci
- B.** Reviewed our current financials, Checking, Savings, and Insurance fund balances. Current balances look good. There were two accounts which two months or more in arrears. The Board decided to send these two accounts to collection since they had not established a payment plan with Welch Randall.
- C.** Matt presented the proposed 2023 budget. There were no proposed changes from the board.
- D.** Landscaping bids. Matt has received bids from two vendors and expects to have three by the next board meeting.
- E.** Fernando's work plan. The Board decided to cut his work schedule to two days during the winter and adjust it during the spring and summer.
- F.** Pool Replaster: Scheduled for the spring of 2023. Welch Randall does have experience with the contractor and the performance was very positive.
- G.** Annual meeting. We scheduled the annual meeting for March 7 at 6:30 at the Eccles art center. Pat was going to make sure that date was available and we will change if needed.
- H.** Dogs off leash: There was a complaint about dogs off leash. Matt will put a comment in the next newsletter.
- I.** Creation of extra visitor parking: We have looked and do not see an area where putting extra visitor parking is feasible or cost effective. Matt is going to contact one resident to see if a car from their residence is consistently parking in visitor parking.
- J.** Solar Lighting: The light we put in as a test seems to be working well. It is still on in the mornings so it is lasting all night. The light is sufficient. It is working even though days have been cloudy or stormy. The Board decided to order two more to replace ones that are not working. Lucki will check the floodlight on the flag and also the light at the entrance.
- K.** There was discussion about recruiting candidates to serve on the board. Matt will put an item in the newsletter to try so solicit volunteers to run.

Comments were made about a unit without a storm door. In the past this has been enforced. However, there is really nothing in the rules requiring them. After reviewing the CC&Rs, the only way this could be addressed is under the architectural modification requirement. Should be discussed at the next meeting.