

Canyon Place Condos Board Meeting

01/31/2023

Start 6:18pm

End 6:56pm

Attendance:

Brenda (Welch Randall), Andrew, Vera (President), Paul (Treasurer), Jen (Secretary), Sylvia (Vice President)

Action items for Brenda:

- Check where the insurance company is on the repair of the fence East of #1
- Check emails for the vote on gutter replacement for all buildings or just back buildings. Also check on being able to pay based on completion date in case it changes due to weather
- Check to see if amending the rental percentage will change the owners who vote on the new CCNRs
- Check on cost to amend the rental percentage amount on new CCNRs if cannot get the votes needed on current draft
- Finalize the 2023 budget
- Removal of satellite dishes

No delinquencies

Brenda is still working on the 2023 budget

Ongoing

"The insurance company" is reviewing to see what needs to be done for the fence East of #1 to be fixed
Brenda will follow up.

We are staying with Mike for snow removal and lawn care. Andrew is keeping an eye on the weather and has open communication on when they should come push or not.

Brenda said she would call the owners that will not pass the new CCNRs based on the current verbiage regarding the rental to owner percentages and ask if amending that portion would affect their vote. If it will Brenda will move forward with checking on how much the lawyer will charge us to have the amendment done. If not the new CCNRs will be pushed as is. The board has voted to amend to rental amount multiple times. Majority= yes in previous emails

Brenda will check to make sure that the majority vote was to replace gutters on all buildings not just the back ones. This project can start in March 2023. There was a question on whether payment can be based on completion date. Brenda will double check on this. Payments can be split into 3. We prefer to write a check vs. paying by credit card to save the \$500+ sur charge.

We need a plan for building the reserves. There was discussion about increasing the HOA due amount. It will be discussed further at an owners meeting. Some projects need to be completed to support the increase.

Blacktop- there are a few tripping hazards and places where water collects. The pavement has sunk. This will be discussed in the future.

There was a discussion about the HOA not replacing the doors in the back or garage doors. New CCNRs state owner's responsibility. Board will have to approve.