

Canyon Creek Estates Homeowner Association
Meeting of the Board – Minutes

Date: February 22, 2024

Time: 6:25 PM

Location: Shannon Pelland Residence 701 Canyon Creek Dr.

In Attendance: Kyle McElroy, Travis Cox, Shannon Pelland, Kevin Illicit, Stephanie Wagner, Michael Colangelo

Kyle made motion to begin meeting Shannon seconded.

Secretary's Report: Minutes from January 25, 2024 meeting were reviewed and approved.

Treasurer's Report: Review of Budget from October 1 to December 31, 2023.

Committee Reports:

- Firewise: No Report
- Road Committee: Will make contact to get cracks blown out and sealed, discussed need to keep path/road to tanks clear of snow to provide access in winter, RFP for road maintenance.
- Architectural Committee: Michael provided template for approval sheets for work to be done by homeowners. Kevin will adopt them to our HOA.
- Website: Nothing to report, Kevin will take over the HOA website.
- Water/Waste Water Treatment: Lead pipe study-Stepanie, Kyle will check into the sewer jetting and camera.

Other Business:

- Fence at entry: Discussed location of property line for fence and need for survey. Shannon will call Bill about estimates he received for new fence.
- Spring Clean-up set for April 27, 2024 will concentrate on removal of the fence around the park.
- Kevin created a Homeowners communication that will be emailed to homeowners and put on the website
- Shannon made motion to establish a Litigation Committee per attorney's recommendation and nominated Kyle, Travis, Shannon, Kevin, Stephanie and Michael. Stephanie seconded.

Meeting adjourned at 7:35 PM