

# Canyon Creek Estates Homeowners Association

## Meeting of the Board – Minutes

Date: May 17, 2023

Time 5:30 pm Regular Meeting

Location: Bob Richardson's residence 646 CCD

In Attendance: Kyle McElroy, Bob Richardson, Travis Cox, Bill Swigert, and Shannon Pelland

The Board voted to retire into Executive Session to discuss status of litigation for Short Term Rentals. The Board returned to public session at 6:11pm.

### **Secretary's Report:**

Minutes of Meeting March 15 and Special Meeting March 29 were reviewed and approved.

### **Treasurer's Report:**

Shannon reported that the revenue is on track with budget; expenditures are over for some items, and under for others. End of year report will determine final budget adherence and reserve balance. Shannon also noted there are several outstanding invoices for treatment plant spare parts that have not come in yet.

### **Committee Reports:**

- *Water/Wastewater Treatment* –
  - Water Rights due diligence effort was completed and submitted to the State
  - CDPHE non-lead water line certification; Bill/Bob will contact EPC to determine what is required and what information they have for the certification
  
- *Architectural Committee* – committee has reviewed several submittals. Several violations have been observed, and notices will be sent out. Bob will send an email to all homeowners reminding them ADU's are not allowed in our development.
  
- *Firewise Community* – no report
  
- *Grounds & Maintenance* –

- Fence at entry - we received a bid for \$8372 to replace the fence at the entry, which does not include the split-rail portion. Board discussed the possibility of using shrubs and trees instead. Bob will get pricing.
  - Fence around park – due to cost of replacement, the Board decided to remove portions of fallen fence as it deteriorates.
  - Playground Equipment – installation of the new playground is finally complete. There were some issues during installation which have been resolved. Final cost was \$21,800, which is significantly less than composite equipment originally priced.
  - Roadway Repair – repairs are scheduled for next week.
  - Infrastructure Reserve Study – Shannon talked with Yancy, who did the last study, for a proposal to update the study. Yancy will get us a quote.
- *CCHOA Website* – Kyle will update, and will look to upload other documents in addition to Covenants and Rules.

**New Business:**

- Insurance Policy – Bob reported that we will need to change coverage on our new water tank from \$250k to \$500k, and need to review if any other infrastructure needs more coverage as well. Premium will increase from \$4700 to \$6200 with a \$10k deductible.

Next meeting scheduled for June 15 at 5:30 at Bob Richardson's residence 636 CCD.