

# Canyon Creek Estates Homeowners Association

## Meeting of the Board – Minutes

Date: September 29, 2021

Attendance: Kent Jolley, Paul Pederson, Bob Richardson, Scott Wagner, and Ed Weiss (HOA CPA)

**Secretary's Report:** Minutes for the meeting of September 1 were reviewed and approved.

### Committee Reports:

- Architectural Committee – no updates
- Internet Service Committee – no updates
- Grounds & Maintenance - no updates
- Water / Wastewater Treatment:
  - EPC is arranging a free submarine inspection of tank # 1
- Firewise Community:
  - Gary Bakke (fire chief) has \$3000 in fire mitigation funds available. Juniper Valley Fire Crew (28 men) is available for fire mitigation work at \$2000/day. The board voted unanimously to bring them in for 4 days at a cost of \$8,000 total (\$5,000 coming from CCHOA)

**Treasurer's Report:** The board present (Scott, Bill, Paul, and Kent) went through the budget line by line with Ed Weiss. Ed had brought the most recent report (Projected / Actual) that showed our true expenses through September 27 (fiscal year ends September 30). We talked about each one and agreed several line item changes for the coming year. Ed presented 3 budget scenarios for next year (leaving HOA dues at same level, increasing them 5% and 10%. Increasing our budget by 5% had us losing money and 10% increase had us basically breaking even. We discussed this at length with Ed, and agreed we need to add more money to our reserves. Bob Richardson made a motion to increase dues to \$675/quarter; Scott Wagner 2nded; the board unanimously agreed to propose raising the dues to \$675 per quarter (from \$555 per quarter (22% increase)), which would increase our reserves by around \$30,000 per year if there are no extraordinary expenses.

### New Business:

Short term rentals were discussed, specifically the likelihood that the board may be directed to bring this issue back to a vote. Kent will discuss with Melody Massih what it will take to update previous ballot and how quickly a vote could be held.

Dates and possible locations for our annual meeting were discussed. With October 26<sup>th</sup> being chosen (if we can get everything in order by then) and November 10 being the alternate date. Kent will see about finding indoor meeting space.

Board member terms were reviewed. Kent Jolly and Scott Wagner's terms are expiring this year. Paul Pederson and Steve Ehlers each have 1 year remaining. Bob Richardson, Bill Swigert and Kyle McLeroy have 2 years remaining. There will be 2 open seats that need to be filled.