

Canyon Creek Estates Homeowners Association

Meeting of the Board – Minutes

Date: March 15, 2023

Time 5:30 pm Regular Meeting

Location: Stephanie Wagner's residence, 764 CCD

In Attendance: Kyle McElroy, Bob Richardson, Travis Cox, Stephanie Wagner, Bill Swigert, Shannon Pelland (by phone)

The Board voted to retire into Executive Session to discuss status of litigation for Short Term Rentals. The Board returned to public session at 5:45.

Secretary's Report:

Minutes from the Meeting of February 15, 2023 were read and approved with one correction: Mackelroy should be McElroy.

Treasurer's Report:

Review of current Budget will occur at the April meeting. Signers on the Debit Card are Tiffany (CPA), Bob R., and Shannon P.

Committee Reports:

- *Water/Wastewater Treatment* –
 - CDPHE non-lead water line certification discussed. We have a two year deadline. Will begin discussions with EPC.
 - Water Rights due diligence for our wells needs to be complete end of May. Have query into EPC for well pumping data.

- *Architectural Committee* – no activity

- *Firewise Community* – Bob R. sent Fire Marshall Greg Bakke an email with request for possible grants available in 2023

- *Grounds & Maintenance* –
 - spring clean-up day scheduled for Sunday April 20. Stephanie will arrange for food. Board will send out a list of projects. Bob R. will arrange for a chipper to be available for homeowners brush/tree branch disposal.
 - We will remove old mailboxes during cleanup day. Plan to install more large boxes currently on hold.
 - Playground Equipment – prices for equipment continues to increase. Board voted to put a cap on budget and work within. Kyle suggested a

different and less costly vendor who would provide a wood product rather than a composite. Kyle will investigate.

- Roadway Repair – Bob R. noted several areas on our main road where there is significant cracking and settlement. Estimate to repair from Lyon Construction is \$13,870. The Board approved. This effort will delay overall road replacement. Replacement is estimated to be \$400k.

- *CCHOA Website* – no activity

New Business:

- Short Term Rentals:
 - The Rules and Regulations were reviewed with final edits and unanimously approved.
 - The CCHOA Enforcement Policy was reviewed with clarifications provided by our attorney Melody Massih. Board members after further discussion were asked to consider final revisions and be ready to vote on final approval during the week of March 27.

Next meeting scheduled for May 17 at Bob Richardson's residence 636 CCD.