

# Canyon Creek Estates Homeowners Association

## Meeting of the Board – Minutes

Date: August 3, 2023

Time 5:30 pm Regular Meeting

Location: Office of CCHOA Attorney Melody Massih, 1204 Grand Ave, GWS

In Attendance: Kyle McElroy, Bob Richardson, Travis Cox, Bill Swigert, Stephanie Wagner, Shannon Pelland, and Attorney David Hannum representing 508 Canyon Creek Drive LLC. Paul Pederson, former HOA Board Member and resident of Canyon Creek Estates, was unanimously voted by the Board to act as an impartial decision maker to serve as a voting member for the 508 CCSA LLC Hearing. .

### **Hearing to review an appeal by 508 CCSA LLC reconsider the denial of a Short Term Rental Application submitted by 508 CCSA LLC for the property located at 508 Canyon Creek Drive, Glenwood Springs, CO 81601.**

The denial was issued on June 13 , 2023, based on the failure to provide documentation that the residency requirement as set forth in the Amendment to the Covenants and STR Rules/Regulations and has been met by 508 CCA LLC. .

Mr. Hannum presented arguments and discussion took place between the Board, their attorney, and Mr. Hannum regarding the application and denial. . Mr. Hannum left the meeting at approximately 6pm.

The Board clarified the requirements of the Covenants and Rules/Regulations with Attorney Massih. Following discussion, Member Pelland moved to uphold the decision to deny the STR Application for 508 CCSA LLC; Member McElroy seconded. All members of the hearing board voted unanimously to uphold the denial of the Short Term Rental Application for the Property.

### **Executive Session**

The Board voted at 6:15pm to retire into Executive Session to discuss status of possible litigation matters.. The Board returned to public session at 6:45 pm.

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

Minutes of Meeting June 15, 2023 were reviewed and approved.

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

Shannon reported that Revenues and Expenditures are tracking with the Budget, with the exception of Legal Fees and Snow Removal. Ending cash projected is down from \$107K to \$97K.

### **Committee Reports:**

- *Water/Wastewater Treatment –*

- CDPHE non-lead water line certification – Bill to follow up with EPC on next steps. Shannon indicated Yancy may have additional recommendations on our system.
- *Architectural Committee* – Jamie C. at 578 CCD notified the Board that his neighbor at 576 CCD had performed a fence modification not in conformance with his approval from the Architectural Committee. The Board will notify the owner at 576 CCD to modify the fence to meet the approved requirements.
- *Firewise Community* – no report
- *Grounds & Maintenance* –
  - Fence at entry - Board is still receiving costs on landscaping options
  - Infrastructure Reserve Study – Yancy informed the Board that he estimates his fee to update the Study will be \$6000 to \$8000, and could have it complete mid September
  - Irrigation Ditch – Bob reported the Ditch Co. may have some funding opportunities to install piping in open sections of the ditch
- *CCHOA Website* –

**New Business:**

- Insurance Policy – no report

Next meeting scheduled for September 21 at 5:30 at Bob Richardson's residence 636 CCD.