

Canyon Creek Estates Homeowners Association

Meeting of the Board - Minutes

Date: January 18, 2023

Time: 5:40 pm

Location: Bob Richardson's residence 636 CCD

In Attendance: Bob Richardson, Kyle Mackelroy, Travis Cox, Melody Massih (atty), Shannon Pelland, and Roy Hoveland(by phone at 6:20)

Kyle made the motion that "the Board to go into executive session "for the purpose of meeting with the Association's attorney to receive legal advice regarding the new short-term rental covenant"; Travis seconded. The Board came out of executive session at 6:10pm.

Roy Hoveland joined the Board by phone at 6:20.

Treasurer's Report:

Shannon noted there is nothing new to report. She will obtain a budget report from Tiffany prior to the next meeting.

Committee Reports:

- *Water/Wastewater Treatment* – Bob reported that redundant mission critical parts for water/wastewater systems that were approved by owners at the annual meeting as part of the 2022/23 budget have been ordered.
- *Firewise Community* – no report
- *Grounds & Maintenance* –
 - Snow removal: Bob reported that owners are pushing snow into roads creating pinch points. We may need to have Rippy or someone else move snow away from roadsides to prepare for future plowing.
 - Evergreen Zero Waste program – no update
 - Playground Equipment – Kyle is in contact with the playground vendor. They are targeting an April install.
 - Landscaping - Bob asked if we want to consider issuing a Request for Proposal for landscaping services. We've had frustrations with Aaron because he is unwilling to address issues with the irrigation systems. We need to make a decision soon to ensure we have adequate time make a decision prior to mowing season. Bob indicated that it is likely we will see a significant increase in cost, as much as 30 percent, from other service providers.
 - Infrastructure Review: Shannon will call Yancy prior to the next meeting about updating our infrastructure assessment.

- Mailboxes: Bob will continue to pursue a large parcel box for the mailbox area. At this point, we are not planning to re-install the bulletin board. We will store it for a year to see if there is any demand for it.
- *CCHOA Website* – no update for HOA emergency contact plan

New Business:

- Short Term Rentals - The board reviewed the draft of the short-term rental application and related rules and regulations. The revised draft that incorporates board approved changes is attached as part of the minutes. The revised version will be forwarded to the Association's attorney for comment and review. Shannon will also send the updated version to Stephanie and Bill for comment since they were unable to attend the meeting.

Motion was made and seconded to adjourn at 7:22pm.

Next Meeting will be February 15 at 5:30 pm, Bob Richardson's residence