

Canyon Townhomes

Meeting Minutes

April 12, 2013

I. Welcome

- Darrell Back called the meeting to order and welcomed owners of the Canyon Townhomes to the Townhomes meeting. Members present were: Ken Chambers, Gwen Lund, John Jackson, Ann Jackson, Don Lodes, James Wolf, Paul and Margie Prutzman, Melanie Rockhill, Mary Ann Hendron, Greg Petersen, Keith Bloom, Robert & Jean Ann Thompson, Darrell & MaryAnn Back, David Beck, Jeff Beck.
- A quorum was established.
- Ken Chambers presented a motion that the minutes of the December 7, 2013, meeting be approved. Greg Petersen seconded the motion. The motion was approved.
- Keith Bloom announced that he would not be seeking re-election as President of the Canyon Townhomes. Darrell Back and others expressed their appreciation for Keith Bloom's years of service resulting in the townhomes being in a comfortable financial position.

II. Old Business

- Air conditioning – It was noted that a small unit has been improved for installation in the townhomes. The need for conformity was explained. The Board will continue to study other options.
- Owners were reminded that they own from the drywall in on their units. The HOA is responsible for the exterior except the doors and windows. There are specific guidelines for doorknobs, screen door models, and colors. Due to structural, electrical, and plumbing issues, Alan Johnson should receive a copy of the plans for every remodel, even if the county doesn't require a permit. Owners may not add exterior gas or cable lines without the approval of the HOA.
- Owners discussed the storage areas above the carports and the feasibility of owners building a habitable room in that area. Alan Johnson explained that this area is defined as a limited common area, not part of the individual owners' property. Liability and safety issues were discussed. Ann Jackson presented a motion that the Board explore and resolve this issue. MaryAnn Back seconded the motion and it was approved by the owners present.
- Owners reviewed the financial statement included with the agenda. Keith Bloom stated that the 2013 Board recommended that the dues not be increased. There are no major projects planned for this year, but some of the maintenance projects are ongoing such as replacing the back steps with metal treads and staining the decks. A motion was presented to approve the financial statement. The motion was seconded and approved.

III. New Business

- Owners discussed the possibility of having Comcast provide cable and internet service to all of the units in order to take advantage of group pricing. Ann Jackson presented a motion that townhouse owners vote to determine whether to participate in the group pricing. James Wolf seconded the motion. The motion passed unanimously.
- Owners asked that the Board research the feasibility of providing a recycling disposal area for the townhomes.
- Owners discussed the visibility of the unit numbers.
- The Board is waiting for a final bid regarding installing sod in the area west of the clubhouse before deciding whether to go ahead with the project. The chalets will participate with the townhouses in this project.
- Elections were held for the 2014 Board. The 2014 Canyons Townhomes Board will be: Darrell Back, President; Don Lodes, Vice-President; Jeff Beck, Secretary/Treasurer; Dennis Burbidge, Board Member; and Robert Thompson, Board member.

VII. Adjournment

Meeting was adjourned at 12:30 p.m.