

Canyon Townhomes

March 30, 2019

- I. Welcome by Andy Nyberg at 8:05 a.m.
- II. A quorum was established.
- III. Fall Meeting Minutes were unanimously approved.
- IV. Discussion regarding slated projects included:
 - a. Mulching beds and entries to be determined with new edging to be finished.
 - b. Painting final 30 units this spring/summer depending on weather.
 - c. Pavers clean, re-sanded, and sealed April 8 – 15 depending on weather.
 - d. Chimney chases will need to be rebuilt as status is evaluated.
 - e. Sections of curbing are deteriorating and will be replaced.
- VI. New Business
 - a. The board is researching a window security film for designated windows exposed to icicle dangers and other options such as a steel mesh.
 - b. Possible insurance lack of coverage if unit is not entered within a 30-day period.
 - c. No developments to report concerning the retention pond. No work will proceed until a contract is signed.
 - d. Water Company has not transferred.
 - e. Comcast inspected lines to Townhomes and reported all lines are in good condition.
 - f. Discussion regarding short-term rental occupancy number. (* A board side-bar vote occurred)
 - g. Discussion adding to rules and regulations a requirement for fire extinguishers on each floor of every unit like a rental code.
 - h. Discussion require all rental licenses to be on file with the HOA.
 - i. Please bring pool pass for entrance into the clubhouse.
- VII. Rules Reminders
 - a. All remodels need approval first
 - b. Gas grills only and positioning on back rail with *NO* extra tank on deck
 - c. Entry key or code on file
 - d. Homeowners responsible for windows and doors repair and maintenance
 - e. Owners must supply copy of long-term lease to HOA
- VIII. A motion was made by Janice Thoman (unit 51) to keep the current slate of board for next year. Judy Peterman (unit 18) seconded the motion. Motion was passed with Michael Lund (unit 61) abstaining.
- XI. Adjourn 9:35 a.m.

Side-bar Board Vote

March 30, 2019

Red Pine Clubhouse (at Townhome HOA Bi-annual Meeting)

*A motion was made by Andy Nyberg to formally create a rule and regulation to limit short-term rental occupancy numbers to 10 people. Keith Bloom seconded. Don Lodes and Robert Thompson voted in favor. Darrell Back voted against. Motion passed.