

Canyon Townhomes

Meeting Minutes December 1, 2018

- I. Andy Nyberg welcomed and opened the meeting at 10:11 a.m.
- II. Those present include Don Lodes, Michael Lund, Andy Nyberg, Mel Rockhill, Robert Thompson, Lorill and Kip Solomon, Keith Bloom, Diana Reiser, Darrell Beck, Jim Wolf and by phone Raquel Rodriguez. Alan Johnson, Cindy Vernon and Wendy McFarland represented Ptarmigan Property Services. Lorrie Allen of The Accounting Place was also present.
- III. A motion was made by Don Lodes to approve the Spring Meeting Minutes. Robert Thompson seconded, and the motion passed unanimously.
- IV. By the next painting cycle, the chimney chases will be replaced/repainted.
- V. Projects Completed:
 - a. Major pruning
 - b. Addition of rock trail borders
 - c. 120 yards of mulch (semi-trailer full plus a little more)
 - d. Pavers repaired, cleaned, sanded and sealed
 - e. 30 units painted (the other 30 will be painted in spring)
 - f. Outside windows cleaned
 - g. Approximately 20 vent covers replaced
 - h. 75% of grass came back; brown areas were fertilized and re-seeded
- VI. Water company has not transferred. Looking toward January or February for new invoicing.
- VII. Darrell Beck and legal counsel has been working with Talisker regarding the retention pond. Kip Solomon offered to add his engineering specialty. Plans should be approved by Red Pine Community before work begins.
- VIII. Discussion regarding 2019 budget.
 - a. Dues will increase to \$2,000 per quarter beginning January 2019
 - b. Common maintenance, grounds, and trash budget has increased with increased occupancy.
 - c. 25% of dues go toward capital reserves
- IX. Ptarmigan will inquire from Comcast Rep if evaluation of cable lines is possible.
- X. Board will review putting capital reserve monies into a CD
- XI. Discussion regarding exterior window washing
- XII. Owners encouraged to check interior water shut-off valve to insure properly working
- XIII. Rule reminders:
 - a. All remodels need to be approved by Alan Johnson
 - b. Gas grill located on back railing only
 - c. Please update entry key/codes on file
 - d. Always check with Alan regarding storage unit installation guidelines
- XIV. Adjourn 11:43 a.m.