

Canyon Townhomes

Meeting Agenda

December 7, 2013

I. Welcome

President Keith Bloom called the meeting to order at 11:00 a.m. and welcomed owners of the Canyon Townhomes to the Townhomes meeting.

II. Financial

Lorrie Allen and Alan Johnson answered questions concerning the budget, financial statement and reserve analysis.

- After a question about the possibility of using LED lights, Keith Bloom explained that in the past the LED lights did not create the soft lighting effects that were desirable in the neighborhood. He stated that he would revisit the issue and research the new LED lights on the market.
- Treads will be replaced on the exterior stairs as an on-going project over the next few years. When a stairway needs one or two treads replaced, all of the treads on the stairway will be replaced.
- Questions were raised about installing rain gutters near the entrances to prevent ice build-up on the porches and walkways. Alan Johnson explained that it would require that heat tape be installed in the rain gutters to prevent ice dams from forming and that the estimated cost per unit would be between \$3,000 and \$4,000. Ice melt is provided by each front door to use on the walkways to melt the ice.
- Keith Bloom explained that the HOA is in a good financial position with money being added to the reserve fund annually. He stated that he did not foresee a dues increase in the next couple of years.

III. Work Completed

- President Keith Bloom announced that the repaving of all of the driveways has been completed. Some owners said that there was a drop-off at the edge of their driveways that presented a safety issue. Keith stated that he would inspect those areas after the meeting and that they would be fixed.
- Repaving of the roads was completed this year as well as the installation of new sewer covers so that they would be level with the road.

IV. Heat Tapes

- Keith Bloom explained that it is important that the heat tapes on the roofs be left on during the winter months. He stated that it takes more electricity to heat up the tapes that have been turned off than it does to simply leave the electricity on for the winter months. There is a red indicator light that is on when the heat tapes are on.

V. New Business

- Owners should be aware that the exteriors of the units are owned by the HOA, not by individual owners. Nothing can be done to the exteriors without Board or Alan's approval in order to maintain an architectural standard in the townhome community. Examples: outside benches, front and rear screen doors, storage closets, outside piping for gas fireplaces and outside cables for TV.
- A question was raised as to why the association didn't have Ptarmigan clear the ice off of each of the front porches and walkways since the owners do not individually own the exterior of their townhouses. Alan Johnson explained that it would require an employee, possibly two, to spread the ice melt and chop off the ice on each of the 60 units almost daily. The cost would be at least an additional \$20,000. Many of the owners present felt that it would be more cost effective to take care of the areas themselves. It was proposed that the board research what it would cost per unit to install the rain gutters and heat tape and determine if individual owners could have the rain gutters and heat tape installed. In addition, owners requested that the board not decide to have rain gutters and heat tapes installed in the project as a whole unless it was voted on by the owners.
- Owners discussed sodding the area west of the volley-ball court. This issue was discussed in the Rec. Center meeting, but townhouse owners felt that the area was closer to their homes and more likely to be used by the townhouse owners and their guests. After some discussion, owners agreed that they would like to go ahead and pay to have the area sodded this spring.
- Owners requested that they receive ample notice when there is going to be a repair that will affect their units. The situation with the warranted repair of the roads was discussed.
- Ownership of attics above carports was discussed. It was explained that the owners do not own their carports, but that using the area above the carports for storage is all right. Some owners with attached carports have used the area to increase the living space in their units. Keith Bloom explained that this type of addition would require architectural plans approved by the county and conforming to code. Any addition should not change the appearance of the structure as seen by other owners. The required egress window should only be seen from the owner's entrance. Owners should check with the Board or Alan Johnson and complete the plans and county planning protocol before proceeding with an addition. Insurance costs for the area will not be affected by the additional square footage if a small number of owners build (or have built) the additional space above their carports. However, if numerous owners expanded the square footage in their units, insurance costs for the HOA would increase. It was noted that if the additional square footage caused an increase in insurance, the increase would be pro-rated so that the cost was carried by the owners with the additions.
- Keith Bloom emphasized that no owners have a right to endanger the lives or property of their neighbors. For this reason structural, electrical, and plumbing renovations to the condos should be completed by licensed contractors and must be cleared through the Board or Alan Johnson.
- Owners discussed the existing rules for installing air conditioning. Many owners expressed a desire to look at additional options for air conditioning. Board concerns

were the size of units, a consistent area of installation within the development, and the noise created by the air conditioning compressors. It was proposed that the board give owners additional options of approved units, decide on an approved location, and set an acceptable decibel level for the units. It was agreed that that a group of owners will meet to look at the Mitsubishi ductwork option, come up with two to three proposals, and present their findings at the Spring Meeting where a decision will be made.

- Exterior storage closets as part of the carport structures were discussed. Storage closets should not go past the roof line and should not interfere with the neighbors' window. It was acknowledged that some storage closets have been constructed that do not adhere to this standard, but that going forward all new storage closets should comply.
- Questions were raised about the procedure for electing Board members. Owners asked that there be a more defined process for elections going forward and that the process be clarified before the Spring Meeting. It was noted that the Board members are elected by the owners and that the officers are selected from the Board members by the Board.

VII. **Adjournment**

Meeting was adjourned at 1:10