

# **Canyon Townhomes**

## **Meeting Minutes**

### **December 6, 2014**

- I. Welcome and Introductions 10:45 am—Dennis Burbidge
- II. John Jackson made a motion to approve the Spring Meeting Minutes. Jeff Beck seconded the motion. The motion passed unanimously.
- III. **Work Completed:**
  - Comcast Bulk Cable—If you have not set-up your tv and internet, please contact our representative Brad Hardle at [Brad.Hardle@comcast.cable.com](mailto:Brad.Hardle@comcast.cable.com). You may also call the bulk account phone number at 888-895-6504. Do not disconnect the exterior lines that go to units.
  - Recycle Bin—No glass please.
  - Red Wood back decks were scraped and sanded.
- IV. **Budget discussion**—2015 is nearly identical to 2014.
  - Discussion regarding yearly window cleaning
  - Discussion regarding power washing and sealing the driveways so the salt does not erode the brick for below.
  - Cable cost to be a separate line item in the budget.
- IV. **Discussion of long-term dues and new requirements for condominium reserve funds.**
  - Alan Johnson presented the current and long term-projection to cover projects without assessments.
  - The most expensive long-term project is painting.
  - Discussion regarding the replacement of the back deck stairs with galvanized steps. (approx. 40 units) Suggestion was made to do one test case before replacing all the steps at once.
- V. **New business was open to all the owners present.**
  - Discussion regarding being able to see unit numbers and unified benches located by the front doors. A motion was made by John Jackson to empower Ann Jackson to research possible benches and Cynthia Nelson to research unit numbers that are aesthetically pleasing that can be seen during the day and night. Dan Nelson seconded the motion which passed unanimously.
  - Screen doors have an approved model.
  - Rules and regulations include window treatments.
  - A reminder there is a \$100.00 per day fine for pets.
  - Owners with approved A/C units are positive. The cost is \$8,000 to \$12,000.
- VI. Meeting adjourned at 11:20am

