**Canyon Hills HOA - 2015 Annual Meeting**

**Minutes**

**Date:** October 15, 2015

**Time:** 7PM

**Board Members in Attendance:** All except Matt

1. **Address mailer issue**
   1. Apologize for mailers that notified meeting for being mailed out so late. This was a miscommunication with FedEx. They used bulk mailing postage instead of first class and it took 7 days for homeowners to receive letters.
2. **Budget & Legal Fees and Proceedings**
   1. 6/7 houses who haven’t paid because of being vacant for years otherwise most homeowners are current.
   2. Budget
      1. Most of budget is landscape maintenance and legal fees
         1. Most legal fees are incurred for placing liens on properties who don’t pay. HOA then collects these fees when home sell.
      2. $63,000 in cash in account
      3. Discussed using funds to hire a manager to help with CCR violations
         1. Homeowners seemed aggregable to this
      4. Talked about voting rights, documents transferred from Seeland.
      5. What Authority doe Board have?
         1. What is the dollar threshold until they need approval from homeowners
      6. Put financials on website
3. **Maintenance costs of common areas**
   1. Possible to have someone trim weeds on PUD easement flowing over to sidewalks?
   2. Beth read letter about weeds and fire safety.
      1. Fire safety meeting?
      2. Work party to clear up fire hazards?
      3. Hire out storm water ponds weed cleaning
      4. Not sure what to do about weeks on fence.
      5. Fire marshal to come out and check community for hazards
         1. Brian Brett – Fire marshal
      6. Mentioned that HOA can’t do anything about weeds in homeowners backyards
         1. Is there a city code about fire hazards? (between combine and Silo)
   3. HOA has not maintenance responsibility for outside fence.
4. **Future Projects**
   1. Get another tree at entrance
   2. No other plans for future projects
5. **CCR Violations**
   1. Need a system to file complaints
      1. Could be solved with property management
   2. Cars on Harvester Loop
   3. Motion and 2nd for property management – approved
   4. Dean talked about HOA problems.
      1. Board needs to hold more meetings
      2. Board has no time to enforce rules – thus hire out
      3. Previous property management was $2,500 per year
      4. System for complaints
         1. Send out letter about violations & service to homeowners
         2. Allow variances to be covered
      5. Hope to get property management in place by January 1
6. **Voting in new and or re-voting in current board members** 
   1. Proxy votes?
   2. Yard Waste Dumpster for community use?
   3. Voted in Members
      1. Adam Williams
      2. Meagan Swenson
      3. Mathew
      4. Jerra Kramer
      5. Brian Bickel

**Meeting Ends:** 8:25 PM