**Canyon Hills HOA 2017 Annual Meeting Minutes**

October 24, 2017 – PUD Auditorium

Officers in Attendance

Jason Thompson – President

Jerra Kramer – Treasurer

Matthew Smith – Member

Introductions

Budget/Profit& Loss- Various clarifications on line items. Most expenses similar to prior years. Insurance expense difference is a matter of timing. Legal Fee increase is due to a number of liens expiring and cost incurred to sue homeowners for payment. Have collected on some of these homes. See increased Fees & Assessment income. Discussed growing bank balance and possible reduction of dues. Decided to leave dues as to reduce need for special assessments in the future for major projects (fence replacement/repair, brush cleaning, other future unforeseen expenses).

Meagan Swenson has resigning as board president. Jason Thompson has agreed to take President responsibilities on.

Issues Discussed:

Communication with homeowners – was a low turnout to meeting brainstormed ways to communicate better. Posting to Facebook website, mass text/email software, yard signs around neighborhood around on meeting day, incentives for attendance.

Need more homeowner volunteers. HOA board in 2017 approved to pay members an hourly rate of $15/hr. for work done on the HOA above responding to emails and attending board meetings to give incentive for participation.

Continued concern for common spaces. Delay on fire clean up discussed.

Snow removal. Prior year snow removal person was inadequate and cannot do the 17-18 winter. Difficult to find a business who will come up to the area timely for such a small job. Trying to find homeowners who are willing to take on a mailbox area.

Clarification on metal carports behind fences. Board will review.