

## Canyon Hills 2019 HOA Annual Meeting Minutes

October 27, 2019 – Pybus Market Place Auditorium 7PM-8:30PM

### Officers in Attendance

Matthew Smith  
Jerra Kramer  
Rob Lewis  
Donald Roberts  
Karsten Garcia

### Introductions

Budget/Profit& Loss- Various clarifications on line items. Most expenses similar to prior years. Discussed growing bank balance and possible reduction of dues. Pam Jenkins made a motion to reduce dues to \$100/year. Board voted and approved.

### Issues Discussed:

Website Maintenance – Communication between board members has been delayed because website was not sending notifications to all homeowners. Website also says that security certificate has expired. Jerra will research and rectify.

Fire Maintenance – Board discussed our research into solutions and discussed the use of goats. Board has contacted a company that provides the goats to clear brush and will hopefully have the goats out in the common areas in the spring of 2020. It was too dry to try doing it in the fall of 2019.

Fences - Discussed making a special allowance for chain link fences for homeowners who want to keep wildlife/children off of their banks so that they don't erode but don't want the expense of having to put in a more expensive fence. Don agreed to meet with homeowner to discuss drafting an amendment of the CCRs to allow for this. Also discussed the HOA's responsibility for the fence on the outside boarder of the community. Board will look into the maintenance of the fence in the coming year.

Signers on Bank account – Currently only one current board member (to our knowledge) is on the bank account. Board will seek to update signature card at bank to include current board members.

Snow removal – Will continue with last year's contractor. Will communicate with him to see if it is possible for him to move snow out of the road or at least be mindful when plowing to now build up too much snow in the road.