

Canyon Hills Homeowners Association – 2023 Annual Meeting

Oct. 27, 2023

Pybus Market meeting room

The Canyon Hills HOA Annual Meeting was convened on Oct. 24, 2023, by President of the Board Matthew Smith at 7:05 pm. The Board members introduced themselves: Matthew Smith (President), Jerra Kramer (Treasurer), Pam Jenkins (Secretary), Rob Lewis, and Karsten Garcia. Eleven additional homeowners signed in at the meeting.

Ms. Kramer provided a review of the Balance Sheet and Profit & Loss statements which she had prepared for the HOA's Fiscal Year 2023 (July 2022 through June 2023). Copies of the statements were provided to meeting attendees and are attached to this meeting report.

Ms. Kramer explained what happens when a homeowner does not pay dues. The homeowner is notified of their lapse in payment, and again if there is no response. If the homeowner is still unresponsive, Ms. Kramer initiates a collection process through an attorney retained by the HOA, which is expensive. Legal fees accrue to the homeowner's dues account. If there is no payment, when the house sells, the attorney makes the necessary legal filings to collect the unpaid dues and document the associated attorney fees on behalf of the HOA.

Ms. Kramer explained key items in the Profit & Loss statement. Some homeowners expressed a desire to see more detail in the explanation of the HOA's expenses. There was a question regarding the cost of the new fence, shown as \$35,699.18 on the spreadsheet. Ms. Kramer explained that the fence cost was paid in two parts: the first half when the bid was accepted in May, which was in Fiscal Year 2023, and the second half when the project was completed in October, which is in Fiscal Year 2024. The second payment will be included in next year's Profit and Loss statement (FY 2024). The total fence project cost was \$71,398.36.

Homeowners had questions about snowplowing. T C Slingers was hired last year to clear the mailbox areas. There were concerns about whether the plowing was timely. Mr. Smith mentioned this is the third plowing company we have used, and it was difficult to find a firm who would come up to our location. Homeowners mentioned that, often last year, neighbors were cleaning off the sidewalks before T C Slingers showed up, and that sometimes after Slingers plowed, there was still a snowbank too close to the mailbox area. The Board will communicate with Slingers before the plowing season to clarify timing and plowed snow placement.

Homeowners had complaints about drivers frequently going way too fast on Wheatridge Drive. Mr. Garcia responded that speeding is a law enforcement issue, not an HOA issue. The County can be requested to set up a radar trailer to show vehicle speed. Homeowners questioned if we should install speed limit signs. One attendee noted that it is not well known that the speed

limit is 25 mph in residential areas, even if not posted, although that is a County-wide requirement. The Board will consider whether to have a radar trailer set up and/or to have the County install a couple of speed limit signs.

There were a number of questions about the new fence. In the bidding process, we emphasized that the fence needed to be able to withstand the winds we get. The fence was specified with ten foot spacing between posts, and posts set in concrete a minimum of two feet down.

Some homeowners mentioned they would like to see the actual invoice for the fence. Ms. Kramer responded that she has all the HOA's invoices saved electronically, and would be happy to show the invoices to any homeowner at their convenience.

There was a question from homeowners regarding the cost of weeding the empty lot at 2375 Prairie Drive. The same outfit that annually clears the weeds in the empty triangle off Tractor Loop (adjacent to Badger Mountain Rd) did the cleanup of the lot on Prairie Drive. The \$250 invoice for the Prairie Drive lot clearing was sent to the landowner. This was the first time that the HOA took on the weed clearing of this empty lot.

Mr. Smith asked how people learned about the meeting. Attendees answered it was through the postcard that the Board mailed and the signs on the mailboxes. Someone mentioned it would be helpful to post the signs on the mailboxes a little earlier.

A homeowner asked, "When does the HOA address parking issues?" Mr. Smith responded, when there are complaints from homeowners about parking problems. He explained that Board members do not patrol the HOA. Once the Board is informed of a violation, someone from the Board goes out and posts a notice on the vehicle (and keeps a carbon copy). If the vehicle is not moved, which is often the case, a Board member goes back and places another notice. After the third notice, the HOA then fines the owner. This process and the fine schedule are outlined in the HOA CCRs.

Another homeowner asked, "What about a house that is painted with an unapproved color?" The house that was painted turquoise (non-conforming color) a year or two ago was discussed. One homeowner noted that the HOA Board never acted in that situation. The owner of the house in question did not seek Board approval of the house paint color, which is required in the CCRs. The commentor said the Board should have acted when the house was later put up for sale. The commentor stated the current homeowner should be informed that the color is non-conforming, and that when the house is repainted, they need to choose a color that is in conformity with the CCRs.

Discussion followed about the Board's approach to gaining compliance with the CCRs. The Board responded that its approach is primarily to talk to the homeowner. If compliance has not occurred within about a week, a notice will be posted on the vehicle or door of the house. If compliance still has not happened after a second week, another notice will be posted. The third notice says a fine will follow. Usually THEN the homeowner fixes the issue. Mr. Smith reminded

the homeowners that the Board is all volunteer, and the members are not policemen. The Board desires to preserve friendly relationships with the homeowners, and typically talking with the offending homeowners does result in compliance.

There were questions and discussion about potential future construction near the Canyon Hills subdivision. According to the Douglas County Planning Department (consulted by the HOA Secretary on 10-27-2023, AFTER the HOA meeting), there are two areas that are currently being discussed for development along Badger Mountain Road near Canyon Hills. One is the area along Sand Canyon Road, south of Canyon Hills, and the other is acreage surrounding the electrical substation on Badger Mountain Road, just north of Canyon Hills. **According to the Douglas County Planning Department, no permit applications have been submitted for either location at this time, and both areas are currently zoned Low Density Residential.** However, there have recently been pre-application meetings with the Planning Department to discuss development possibilities. A large residential housing development, possibly including some light commercial development, was discussed for the Sand Canyon Area. Development of an 8-acre parcel on the north side of Badger Mountain Rd, adjacent to the existing electrical substation, is also being considered. Two proposals for this site were recently discussed with the County in a pre-application meeting. One proposal was for 150 townhomes. The other proposal was for potential siting of Rivercom, including a 35,000 sq ft building, parking area, landscaping, and communications equipment. Homeowners are encouraged to contact the Douglas County Planning Department for more information.

A few other things:

- Advertisements in people's yards or near mailboxes are not allowed.
- Only "for sale" signs are allowed.
- The CCRs actually do not allow political signs in yards. Mr. Smith thinks such signs are OK IF they are taken down promptly after the election.
- One resident REALLY wants no parking on the street. Matthew is somewhat loathe to embrace that, since enforcement would be burdensome.
- Sidewalks within the subdivision: These are actually the responsibility of the homeowner. If the sidewalk buckles, the homeowner has to repair it. The County will not maintain our sidewalks, but will maintain the streets.
- Sidewalk along Badger Mtn Road - This sidewalk is believed to be the County's responsibility.

Additional attendee comments:

- Happy that we did something about the fence!
- What about the land (within the subdivision) under the powerlines? Answer: There is no plan in place at this time.
- A neighbor has several houses. One is in Canyon Hills, and they are almost never there. The lawn is not maintained.

- There is a free meeting room at the fire station on Eastmont Ave. The room is big enough for HOA meetings, but needs to be reserved far ahead.

Board member comments:

- Is anyone itching to serve on the Board? No one raised their hand.
- Will the current attendees reaffirm the current Board members in their positions? They did.
- Mr. Smith mentioned he needs to offload some of his Board work. Ms. Jenkins offered to take on some of his responsibilities.

The meeting was adjourned at approximately 8:45 pm.

Respectfully submitted on Oct. 27, 2023,

Pam Jenkins, Secretary