**Canyon Hills Homeowners Association Annual Meeting – on Zoom**

October 19, 2021

Minutes

Board President Matthew Smith called the meeting to order at 7:08 pm. He apologized that the meeting notice postcards came out a bit late and thanked the homeowners who chose to attend. The members of the Board introduced themselves, including Matthew Smith (President), Karsten Garcia, Rob Lewis, Jerra Kramer (Treasurer), Don Roberts, and Pam Jenkins (intern, not elected). There were approximately 12 additional homeowners connected on the Zoom meeting.

**Barking dogs.** Karsten explained that the HOA does not have authority over dogs that bark incessantly, but this issue is addressed by County Code. He suggested that if a homeowner is experiencing excessive barking by a neighbor’s dog, to first chat with the neighbor who owns the dog. If the barking persists, call RiverCom at 509-663-9911, who will dispatch an officer to check out the situation. The officer may issue a warning. If there are multiple complaints, an officer may issue a ticket to the dog’s owner.

**HOA Finances.** Jerra walked through the Profit and Loss Statement, which can be found on the HOA website at [www.canyonhillshoa/documents](http://www.canyonhillshoa/documents). The statement compares this year’s income and expenses with last year’s. Total income reflects the decrease in homeowner’s dues that was approved at the 2020 annual meeting (from $110/year to $100/year). Canyon Hills finished its fiscal year with gross revenue of $26,858, total expenses of $19,083, and net income of $7,775.

**Snowplowing.** Homeowner Angie ask about plowing, and what areas are included in the plowing paid for by the HOA. Answer: The County plows the streets and leaves a berm on the sides of the roads, which blocks people’s driveways. The HOA hires a firm to plow the berms and clear the areas around the mailboxes. The HOA is pursuing a new snowplow contract, as the firm that plowed last year is unable to continue this year. In addition, each homeowner is responsible to shovel the sidewalk in front of their own property within 24 hours after the snowstorm has stopped, per County regulation. Karsten encouraged folks to help elderly residents with clearing their driveways and sidewalks. (Note: TC Slingers will plow individual driveways. Contact them directly.)

**Weeds.** Homeowner Beth Sattler asked if signs could be posted before the sidewalks are sprayed with weedkiller, letting the community know when they will be sprayed. Also, what chemical is used to spray the sidewalks? Matthew answered that Vita Green is contracted by the HOA to spray the crack between the sidewalk and the street and the rocked areas along Badger Mtn Rd. Vita Green uses glyphosate. The firm schedules a date for the service, but sometimes must delay because the wind is too high. Ms. Sattler noted that the sidewalks were soaked with the spray, and kids and dogs were walking on it. Matthew responded that he would talk to Vita Green about this. Rob Lewis suggested that each homeowner keep their own sidewalks free of weeds, so that Vita Green does not see a need to spray them.

Pam Jenkins asked about weeds growing on the steep slopes that comprise a few backyards in the subdivision. Matthew responded that everyone should be held to the CCRs. Karsten commented that he felt it was too much to require weeding of the steep slopes. Don Roberts noted that the source of the weeds sometimes cannot be controlled, depending on where the property is located and wind direction. Matthew noted there may be a Noxious Weed Board in Douglas County, which may have regulations on certain weeds. He went on to say that Vita Green sprays the rocky sloped areas south and north of the upper Canyon Hills entrance, and the stormwater detention ponds. The weeds are cleared out of the triangular area off of Badger Mtn Rd annually. In the main gully area, goats cleared the weeds last year. Rob suggested that it might be beneficial to get a bid for weeding the steep backyards of a collection of homes, but the individual homeowners would have to pay for this service, not the HOA. Matthew noted that the Board could gather information for weeding and seeding the steep slopes and provide it to the homeowners.

**Weed-eating goats.** Matthew explained that goats were hired last year to clear the weeds from the central gully area. We waited a year to see what happened. LOTS of weeds grew back. He suggested that we have the goats come two years in a row to see if there is a more lasting impact. Karsten suggested that more desirable plants could be planted after the goats have cleared the gully. Rob asked if anyone was opposed to having the goats come back. Matthew said no email complaints were received after the goats came, but prior to that spring there were many homeowner comments about the fire hazard presented by the abundant weeds in the gully. Rob explained that goats won’t eat the sagebrush, so there remains a low fire risk. But after the goats, MOST of the weeds were completely gone, which substantially reduced the fire risk in that area. Jerra said the goats cost about $3,500 last year.

**Perimeter fence.** Matthew explained many people have commented that the main perimeter fence needs to be stained and repaired. Homeowner Angie commented that she thought the fence looked pretty distracting, when she was thinking of moving here. When first looked into, the estimated cost for fence restoration (this was not from bids) was about $10,000, but there is no power available for the equipment, and no water for pressure washing. Then last year, lumber costs went up substantially. Don Roberts asked why the homeowners whose property the perimeter fence is on don’t pay for the replacement themselves. The answer is that the original subdivision drawings indicate the HOA will maintain the rocked slopes including the perimeter fence. Also, if the HOA maintains the fence, it can ensure that the fencing IS maintained and that it is constructed uniformly in height and material. Some discussion ensued about restoring the existing fence or replacing it. The wood is not in good shape, but replacement could be quite expensive. Jerra brought up that we may need an HOA vote if the project is over a certain amount; or the project could be done in chunks, with each chunk being under the spending limit that requires an HOA vote. Rob said the HOA has the funds to do the project and it is for the common good. Angie added that it would be more cost effective to do the whole project at once, not piecemeal. Karsten suggested we get bids. Angie noted the problem is a current lack of “product.” Pam suggested we get bids now, far ahead of the spring building season, so at least we know what kind of costs we’re looking at.

**Potential CCR changes.** (1)Matthew explained that a year and a half ago, there were many complaints because the CCRs state that vehicles may only be parked on concrete or asphalt surfaces. The Board made an effort to change the rule so that homeowners could park on a gravel area on their property. (2) The CCRs also state that garages are to be used for parking vehicles, not for general storage. (3) The CCRs do not allow chickens in the neighborhood. Changing the CCRs requires a two-thirds approval vote by the homeowners, of which there are approximately 266. Much discussion ensued about the difficulty of getting homeowners to vote, and that Matthew resorted to going door-to-door. This has been very time consuming, but slowly votes are being collected. More discussion ensued about the requirement that the voting process, including the proposed changes to the CCRs AND the names and addresses of the persons voting, be presented in writing. Matthew explained that everything is provided in writing, but that he is not handing anything out to leave with the homeowner. Pam suggested that the proposed amendments be posted on the HOA website. Jerra said she will do that. Matthew said he could also email the homeowners the proposed changes and request a response vote by email.

**Election of Board members.** Pam presented a single slate comprised of the following existing HOA Board members, as none of them is retiring from the Board at this time, and there are no open Board positions: Don Roberts, Matthew Smith, Rob Lewis, Karsten Garcia, and Jerra Kramer. A YES vote was for the entire slate. Of those homeowners participating in the Zoom call, there were no nay votes. The incumbent Board members were voted in for another year.

Matthew adjourned the meeting at about 8:30 pm.

Respectfully submitted on Oct. 28, 2021,

Pam Jenkins