

Canyon Rim Homeowners Association – Annual Membership Meeting 3/26/2019

Wingate Elementary 6:30 pm

Board members in attendance: Patrice Whistler, Jim Kyle, Ted Okey, Heidi Kaiser

Irrigation Committee members in attendance: Pete Peterson, Don Smith

Landscape Committee members in attendance: Tom Hoffman

Architecture Committee members were unable to attend

34 Homeowners were in attendance

Meeting called to order at 6:40 pm by Patrice Whistler

Introduction of board members, homeowners and committee members took place.

2018 Budget and expenditures were reviewed. 2019 Budget was reviewed with proposed expenditures reviewed. Budget was ratified by those in attendance.

Embezzlement of funds was discussed at length. All information known by board members was disclosed to those in attendance and questions were answered. Notification of charges being filed will be made by press release from the IRS/Department of Treasury. Two homeowners expressed a desire for the board to investigate adding fraud coverage to our insurance policy and board members agreed to do this.

Pond excavation process was described and progress report was given by Pete Peterson. Funds are adequate for excavation of the second pond however, no other excavation will be done until the end of this irrigation season. Irrigation water will be turned on to our ponds on 4/8, with water possibly generally available to the subdivision on 4/10 or 4/11. Homeowners present expressed a desire to have signs made and posted at the two entrances to the subdivision showing whether water is “on” or “off”. The board agreed to have these made. Pete advised homeowners present to turn the main valve to their personal irrigation systems off. Pete Peterson and Don Smith are thanked for their ongoing efforts on behalf of our neighborhood to keep our irrigation system running. Their work has saved our neighborhood thousands of dollars.

The need for two additional board members was addressed as Jim Kyle has finished his time on the board. Two additional homeowners volunteered to join the board – Lois Kinsey and Ray Plieness. The homeowners present voted to accept these volunteers onto the board. Jim Kyle is thanked for his 3 years of assistance on the board. We are happy to have two new members and look forward to working together.

The Little Free Library was discussed. It will continue to be maintained on Caprock Drive and the possible addition of another one on Canyon Rim Drive was discussed. The homeowners in attendance expressed appreciation for these.

Parking of work vehicles in the subdivision was discussed. The current covenants state that work vehicles are not to be parked on the street or in the subdivision unless they are emergency or law enforcement vehicles. The changing demographics of the neighborhood may necessitate this be revised to allow one work vehicle (not heavy duty or large vehicles) to be parked in the driveway only (not on the street) of homes in Canyon Rim. Homeowners spoke for in favor and against this. The board agreed to present a draft of a possible updated policy regarding parking of work vehicles to the neighborhood in the future.

The possibility of a neighborhood garage sale was discussed. Many of the homeowners in attendance expressed that they would like to have a neighborhood garage sale. Several homeowners expressed a desire to have this take place in May.

The possibility of having a neighborhood ice cream social or block party was discussed. Many of the homeowners in attendance expressed that they would like to have this take place.

Several homeowners expressed a concern regarding people letting their dogs off leash and not picking up after their dogs near the entrance/opening in the fence on between South Camp and Caprock. Closing this opening in the fence was discussed. The board will investigate whether this is an easement and must be kept open or whether we can close this off. There was discussion of the board purchasing and posting signs asking trail users to keep their dogs leashed and pick up after their dogs. The board agreed to do this. Additionally, two homeowners have volunteered their time to do some maintenance on the fence on South Camp. They stated there are as many as 10 posts that need to be replaced to keep the fence from falling. The board will work with these homeowners to mark the posts needing replacement and investigate needed repairs.

A homeowner expressed concern regarding drainage from the hillside through the association owned property onto Caprock. The board agreed to investigate whether this should be addressed.

A former board member reminded us to have Susan Carter from the CSU extension come back out to evaluate our common areas after this first year of reducing mowing and watering. The board agreed to do this.

Meeting was adjourned at 8:05 pm. Meeting minutes respectfully submitted by Heidi Kaiser.