

**CROW CANYON HOMEOWNERS ASSOCIATION  
BOARD MEETING  
MINUTES  
SEPTEMBER 19, 2024**

**Call to Order**

The Meeting was called to order at 7:00 pm by Board President Peter Geddis. Directors present included Laura Ferree, Kent Foo, Santosh Kumar and Dick Lloyd. Community Manager Jennifer Tavares of Homeowner Association Services was also present. Fourteen Homeowners were present in person/via Zoom.

**Minutes**

The Board reviewed the meeting minutes; **(MSC) 5-0**: to approve the Regular and Executive Board Meeting Minutes from July 2024 and Executive Session on September 10, 2024.

**Financials**

The Board reviewed and approved the financials from June - July 2024, **(MSC) 5-0**.

President Peter Geddis reviewed the 2025 proposed Budget with the membership and discussed the monthly dues for next year at \$450.00.

**New Business**

- a. The Board ratified the following change orders from BCS:
  1. Change Order Number 1 - \$10,849.11
  2. Change Order Number 2 - \$8794.52
  3. Change Order Number 3 - \$3645.14
  4. Change order Number 4- \$3275.25Total: \$26,564.02, from Reserves, **(MSC) 5-0**.  
Additional Gutter cleaning, \$3650.00, **(MSC) 5-0**, from Reserves, pre-painting.
- b. The Board reviewed the Black Diamond concrete repair contract, \$5111.00 from Reserves, **(MSC) 5-0**.
- c. Maintenance Request - owner at 419 Oneida Court requests (2<sup>nd</sup>) storm drain be replaced The manager will have this drain reviewed by the Association's plumbing contractor and report at a future meeting.
- d. The Board ratified the following expenses :**(MSC) 5-0**.
  - Artistic – mainline, \$793.00, Reserves
  - Artistic – valve, \$450.00, Reserves
  - Artistic – Clock C repairs, \$1374.00 Reserves
  - Artistic – lateral, \$590.00, Reserves
  - Artistic – valve, \$530.00, Reserves
  - Artistic – valve, \$450.00, Reserves
  - Artistic – clock, upgrade to weathermatic, \$3525.00, Reserves
  - Gate Repairs - Shoshone, hinges and electronics, Automatic Gates & Access, \$5952.29 Reserves
  - Pro Elections - 2025 elections services, \$1157.00

**Unscheduled New Business**

The Board approved landscape monument remodel proposals from Artistic, **(MSC) 5-0** \$47, 120.00 to improve the Crow canyon monument, gate and driveway entrance and center monuments as proposed.

The Board approved progress payment to BCS in the amount of \$109,133.48 from Reserves, **(MSC) 5-0**.

**Homeowner Forum**

Homeowner discussion topics included questions regarding the community-wide painting project; use of Waiver vs. access to all areas of exterior structure; Shoshone irrigation concerns.

**Adjournment**

The meeting was adjourned at 9:03 pm.

**Next Meeting**

The next meeting will be held on Thursday, November 21<sup>st</sup> at 7:00 pm, Annual Meeting.

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Secretary