

**The Canyons HOA  
2022 Annual Meeting  
May 25, 2022 at 7:00 pm**

The HOA's quorum is 16 lots. This quorum was met with 14 owners present and 2 proxies presented.

The meeting was called to order by President, Gorden Cole.

Introductions of the Board of Directors, Debbie & Gorden Cole & Brian Barnholdt were done as well as Alicia with Lighthouse Management.

Gorden explained that the Association had to create policies to be in compliance with CCIOA (Colorado Common Interest Ownership Act) who governs Homeowners Associations. Without these policies in place, the HOA would not be allowed to assess late fees or violation fines. Bobby teneyck asked how the fee schedules were established and Gorden explained that the Board has the authority to construct the fees and assess them to owners but that the next Board could change the amounts, if they see fit. Blair Drazic stated that the statutes are in place to make sure the HOA's are being fair to the owners. These policies are located on the HOA website, [www.lighthousegmt.net](http://www.lighthousegmt.net).

Gorden asked that all owners in attendance be respectful and courteous of each other.

Gorden and Bobby explained that the spillway is actually an air vent that is leaking. Bobby and Gorden can cap it to keep it from leaking.

Gorden explained that next year they would like to increase the HOA Assessment to \$250.00. In 2021 the HOA operated in the red. If the HOA increases the due to \$250.00 for the following year, the HOA would still only have a net income of \$100.00.

Bobby does not think that the Assessment needs to be increased as the HOA's operating account has approximately \$26,000.00 in it.

Ken asked what the irrigation repair for \$1,800.00 was for. Gorden explained that there was a frozen pipe that broke when the water came on.

Lisa thinks that a \$50.00 increase is too much and maybe there should be a more gradual increase.

John thinks the HOA should have a nest egg but believes there should be a cap on how much it is. Helen also asked who is overseeing the financials. Alicia explained that her role as the manager is to invoice the owners, collect and a deposit the fees; Pay all HOA bills, send out owner correspondence and help prepare for the annual meetings among other things. Lighthouse Management emails a financial report to the Board of Directors every month. The Board are also signers on the account. Owners have access to a Balance Sheet and Income Statement on the HOA's website.

Blair Drazic motioned to approve the proposed Budget; Brian Barnholdt seconded the motion; There were 6 owners in favor of approving the budget with all other owners opposed to the increase. The budget did not pass and the HOA Assessment will remain at \$200.00 for 2023.

As of April 30, 2022 there were 5 delinquent owners. Reminder statements will be sent to those owners. The Board hopes that they will not have to assess any late fees.

Rob Bear provided an Architectural Control Committee report:

Ron, Frank, Brian, Gorden, Josh & Lisa are all on the ACC Committee. The ACC has been happy with how things have progressed with the ACC and the amount of applications they have received. Ron reminded owners that improvements that are done properly will only increase the property values. Any applications submitted have been approved within a week of the Committee receiving those applications.

Lisa stated that the ACC's goal is not to turn owners down but to discuss their plans with the owner in order to be sure the property is in compliance with the CC&R's.

Ron also stated that there are areas of the ditch that have to be periodically cleaned. Robbin stated that the new owners should be shown where those areas are and how to clean them as it is a community effort to keep the ditches clear so every owner can have access to the water. Many owners stated that they are willing to help the Board with projects throughout the subdivision as they do not want to hire vendors to increase the costs to the HOA.

John wanted to know what was being done about compliance issues. The Board expressed that they have not authorized Lighthouse Management to do any inspections of the property but that owners can certainly call them to make complaints and Lighthouse will coordinate with the Board of Directors on the appropriate action to take.

Election of Board members: Aaron Ellsworth, Lisa Mills, Lisa McKnight, Helen Drazic & Bobby Teneyck volunteer to be on the Board. Lisa Mills would only like to be a member at large. The owner in attendance did not want Debbie, Gorden or Brian to step down from the Board.

Gorden asked for a motion to add 5 additional members to the Board of Directors, making it a total of 8 Board members. Ron made the motion & robin seconded. No owners opposed and the motion passed.

The meeting was adjourned at 8:45 pm.

The meeting minutes were taken by Alicia Criswell with Lighthouse Management.