

**CANYON VIEW MAINTENANCE ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MARCH 9, 2004**

**BOARD MEMBERS PRESENT:**

Dan Chmielewski  
Ted Dickerson  
Dave Frazer  
Renee Shaffar  
Suzanne Zaffino

**ABSENT:**

None

**MANAGEMENT REPRESENTATIVE PRESENT:**

Holly Guerin  
Denise Bergstrom

**CALL TO ORDER:**

The meeting was called to order at 5:32 P.M. by Board President, Dan Chmielewski at 40 Straw Flower.

**HOMEOWNER DISCUSSION:**

No homeowners were present.

**APPROVAL OF MEETING MINUTES:**

A motion was made, seconded and carried to approve the January 13, 2004 General Session meeting minutes as submitted.

**TREASURER'S REPORT:**

A motion was made, seconded and carried to accept the December 31, 2003 and the January 31, 2004 Financial Statements as submitted.

**LANDSCAPE COMMITTEE**

Suzanne Zaffino along with the Board of Directors commented on how nicely the Ranunculus at the entrances looked. The also discusses plant replacement and slope renovation.

**SOCIAL COMMITTEE**

The Board discussed the up coming community wide garage sale hosted by Doris Lipscomb of Prudential California Realty. The garage sale would be held on Saturday, March 27<sup>th</sup> but would be postponed until Saturday, April 24<sup>th</sup> in the event of rain.

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**UNFINISHED BUSINESS**

1. Entrance Gate Enhancements – The Representatives from B & C Welding and Fence Menders were present to discuss gate options and show sample work. The Board requested each company provide them with two proposed gates projects and options for enhancing the pedestrian gates. Once Management receives these options, the project will go to vote of the membership with a cost not to exceed \$30,000.00.
2. Masonry Walls – The Board reviewed correspondence from a prior wall problem which occurred at 28 Whispering Pine. The Board instructed Management to send a letters to Richmond American and California Pacific Homes requesting they inspect and repair the walls to avoid possible legal action. Dan Chmielewski to review the letters prior to their mailing.

**NEW BUSINESS**

1. Mailbox and Post Painting – A motion was made, seconded and carried to approve a bid from Icon for replacing seven unserviceable mailbox posts at a cost of \$2,338.00. Additionally, the Board approved Icon's proposal to paint all mailbox posts in the community at a cost of \$2,784.00. The vote was three in favor, with Dan Chmielewski and Dave Frazer voting not in favor.
2. Storm Drain Cleaning – A motion was made, seconded and carried to approve a proposal from American Jetting to dredge and clean the Association's catch basins at a cost of \$825.00.
3. Tax and Audit Proposals – A motion was made, seconded and carried to approve a proposal from Schonwit and Associates for audit and tax preparation at a cost of \$775.00.
4. Management Fee Increase Letter – The Board advised Management that they would discuss this request without Management present and Dan Chmielewski would report the Board's decision to Management.
5. Election's Record Date – The Board declined to establish a record dates for the Notice of Election and Members Entitled to Vote. The Board instructed Management to the follow provisions in the CC&Rs for establishing these dates.

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**ITEMS DISCUSSED NOT ON THE AGENDA**

1. Gate Repair Reimbursement – Management informed the Board that Starving Student’s was being uncooperative in reimbursing the Association for repair expenses incurred when one of their moving trucks struck the Association’s gate. The board requested Management provide the Board with the pros and cons of involving an attorney VS taking Starving Students to small claims court to get back the money they spent repairing the gate.

**NEXT MEETING DATE**

The date of the next meeting of the Board is Tuesday, May 11, 2004 at 5:30 p.m. at the Master Association pool.

**ADJOURNMENT**

General Session was adjourned at 7::00 p.m. to Executive Session to approve minutes and conduct a hearing.

ATTEST:       DATE: 5/11/2004.