

CANYON CREEK HOMES ASSOCIATION

(www.canyoncreekhomes.org)

Board Meeting

July 20, 2022 at 6.30p.m. – at the pool/via Teams

Call to Order – Catherine Gryszowka

Minutes – October 26, 2022 Board Meeting – Jake Ellis

Financial Report – Jenna Means

(a) Financials

Committees

- Design Review Report – see enclosed summary – Kevin Vaughn
- Welcoming/Social Committee Report – Jake & Julie Ellis
 - (a) New Homeowners
 - (b) Social Events
- Lawn & Landscape – Barb Ramsour
- Pool – Catherine Gryszowka
 - (a) Update

Municipal Relations – Lamont Eanes

Current Business/ New Business

(a) 2023 Budget – need committee budget amounts by September 1, 2022

Residents Comments or Concerns

Next Meeting: October 20, 2022, 6.30p.m. Location TBD

Adjournment

CANYON CREEK HOA MEETING MINUTES

October 26, 2021, 6.30p.m. at St. James Academy

Board President, Gordon Pinsky called the meeting to order at 6.30 p.m. Gordon said there were three main items to be discussed: expansion of 99th Street, repair of the pool and 2022 Budget.

Present: Board members: Gordon Pinsky, Jenna Means, Candy Johnson, Kevin Vaughn and Catherine Gryszowka.

Gordon Pinsky introduced Ben Clark, Project Manager with the City of Lenexa to discuss and take questions regarding the expansion of 99th Street. After discussion and questions, Gordon Pinsky directed the Board Secretary to send a letter to Ben Clark confirming the following:

- The association irrigation will be capped where construction will take place so the remainder can run during the 2022 season. Sleeves to be placed under the bike path so the irrigation can be run to the grass area between bike path and street upon completion of construction.
- Replaced trees will have a 2 year warranty.
- Trees will be replaced with like (city also replacing trees on south side of 99th Street and will plant in street median)
- To provide screening the city will work with impacted homeowners on perhaps evergreen trees instead of the like for like.

Gordon Pinsky said the City is reimbursing Canyon Creek \$14,987 for the temporary and permanent easements needed for the project.

Homeowner asked Ben Clark when the traffic signal will be installed on Canyon Creek Blvd at 99th Street/Pickering. Ben said the city is obtaining Right of Way easements from 3 homeowners.

Minutes Jenna Means made a motion to approve the minutes of the July 8, 2021 meeting; Candy Johnson seconded the motion. Motion approved.

Financial Report

Jenna Means presented the year to date financials. Water and wastewater, due to leak in pool, is substantially over budget YTD.

2022 Budget

Jenna Means went through the 2022 Budget. This is the association's operating budget. There will not be a dues increase. Motion By Candy Johnson to approve the 2022 Budget; seconded by Catherine Gryszowka. Motion passed.

Committee Reports

Design Review Kevin Vaughn gave an overview of the requests year to date. Approximately 40 requests have been reviewed YTD. They are generally turned around in 7 to 10 days but some may take longer if additional information is required.

Social and Welcoming Jake and Julie Ellis are Chairing this committee. They have actively organized events for 2021 and likewise for 2022. The Social budget for 2022 has been increased slightly. Events are posted to the website. Gordon Pinsky said once COVID is further behind us he would like to see a Welcome Wagon type committee to greet new neighbors.

Landscape In Barb Ramsour's absence, Bill Ford said the committee has identified the main entrance at 99th and Canyon Creek Blvd and the one 98th and Clare Road as being the most visible. A proposal has been sent to the Board to refurbish these two entrances. Bill also said the city has treated Mize Lake and are planning on dredging it this winter.

Pool Catherine Gryszowka provided an update on the current situation with the pool:

- Two companies that specialize in commercial pools came and inspected our pool
- Stress and structural cracking were noted throughout the pool
- The interior of the pool needs to be resurfaced (the typical concrete pool is resurfaced every 5-10 years depending on the type of chemical being used, the amount of use and the specific climate zone the pool is in) The exception is when using INTER-GLASS which has a 25 year warranty.
- INTER-GLASS has a Kevlar resin mixture helping reinforce the structure and seal existing cracks
- All of the existing pool lines were pressure tested and those that failed were examined with a camera.
- The waterfalls and the fountain lines tested okay
- The jet located by the deck tested okay
- The skimmers on the east side of the pool failed the pressure test and the camera identified crushed piping underneath the existing sun deck
- The west wall return line tested okay
- The main supply and return drain failed the pressure test and the camera identified that there were several breaks in the existing pipes
- The main line coming from the existing mechanical room going to the existing main line also failed with the camera showing significant damage under the breezeway floor. (This type of damage is typical when pool has not been properly winterized)
- Breaks in main lines will cause motor/pumps to burn out because low to no water can return causing cavitating of motor/pumps, resulting in the burn out
- The main line must be replaced, and a new sump must be added
- If possible, the existing piping will be abandoned in place and we will install new going out on the east side of the pool deck.
- The pool deck will be resurfaced after the new proposed piping is installed
- During the inspection, water damage was noted behind the coping on the Northeast side of the pool showing slight signs of inward movement.
- There are a couple of options for us to consider and Jenna will soon discuss the numbers
- One option that Jenna will discuss, includes expanding the existing pool by approximately 20'
- If pool expanded, our existing parking lot size will need to be increased per code

Jenna Means explained to repair the pool will cost about \$280,000. Using monies from Reserves and a 10-year loan at 4% this would be \$1,300 per home if a Capital Improvement Assessment is used or for the next 10 years dues are raised \$130. The \$130 would be to pay for the loan and interest only – it does not include any increases that might be needed for operations. The other option is at the same time as repairing the pool to extend it 20' to the north. This would cost \$500,000 to \$530,000. All numbers are approximate. Board looking at several different options including securing monies from the Cares Act.

If the pool is extended it will require 50% of the owners to agree to the larger amount of assessment. All mediums will be utilized to inform homeowners and obtain their vote. Out of curiosity, Gordon took a straw poll of homeowners present at the meeting (at least 40). No one present was interested in repairing the pool only; overwhelming support to repair and extend the pool.

Municipal Relations No update at this time.

Current and New Business:

- Previously covered with Ben Clark from the City of Lenexa.

Residents Comments and Concerns – homeowner said those who back up to the pool are clueless as to what happens during the season at night and is there a way they could be informed so they can perhaps help. Tom Hillary said there is both a camera and motion activated lights. Catherine Grysowka said the pool committee has added deterrents to both pool gates.

Next Meeting This will be the Annual Meeting on March 30, 2022. Gordon Pinsky said the Board Directors whose terms will be expiring will stand for election but urged anyone else interested to complete and submit an Intent to Run form in the New Year.

Adjournment A motion was made by Jenna Means; seconded by Candy Johnson to adjourn at 8.15 p.m. as there was no further business to discuss.



YOUNG MANAGEMENT GROUP

begin with a strong foundation

**Canyon Creek Homes Association, Inc.
FINANCIAL REPORT**

06/30/2022

Prepared by:

Young Management Group, Inc.
10660 Barkley Street Suite 200
Overland Park, KS 66212

Canyon Creek Homes Association, Inc.

Balance Sheet For 6/30/2022

Assets		
10100 - Operating - CIT	\$132,756.72	
10110 - Reserve - CIT	\$263,184.93	
Total Assets		\$395,941.65
Accounts Receivable		
20000 - Accounts Receivable	\$1,073.08	
Total Accounts Receivable		\$1,073.08
	Total Assets	\$397,014.73

Accounts Payable		
50000 - Accounts Payable	\$8,409.20	
Total Accounts Payable		\$8,409.20
Other Current Liability		
70020 - Pre-Paid Assessments	\$31.56	
Total Other Current Liability		\$31.56
Long Term Liability		
80010 - Bank Loan	\$225,329.39	
Total Long Term Liability		\$225,329.39
Reserve Equity		
90020 - Reserve Retained Earnings	\$128,250.94	
90030 - Reserve Net Income	(\$96,662.51)	
Total Reserve Equity		\$31,588.43
Equity		
90040 - Retained Earnings	\$6,946.41	
90045 - Net Income	\$124,681.67	
Total Equity		\$131,628.08
	Total Liabilities / Equity	\$396,986.66

Canyon Creek Homes Association, Inc.

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
11010 - Association Assessment	-	-	-	176,204.00	176,204.00	-	176,204.00
11015 - Disposal Income	-	-	-	52,080.00	52,080.00	-	52,080.00
11020 - Late Fees	63.12	-	63.12	836.56	-	836.56	-
11032 - Initiation Fee	500.00	500.00	-	2,500.00	500.00	2,000.00	1,000.00
11040 - Miscellaneous Income	-	-	-	2,713.15	-	2,713.15	-
11045 - Interest	5.77	-	5.77	40.15	-	40.15	-
11050 - Reserve Fund Transfer	-	-	-	(34,618.00)	(34,618.00)	-	(34,618.00)
Total Income	568.89	500.00	68.89	199,755.86	194,166.00	5,589.86	194,666.00
Total Income	568.89	500.00	68.89	199,755.86	194,166.00	5,589.86	194,666.00

Operating Expense

Administrative Expenses

12010 - Management Fee	840.00	840.00	-	5,040.00	5,040.00	-	10,080.00
12020 - Bank Fees	-	-	-	(20.00)	-	20.00	-
12040 - Printing, Postage & Supplies	-	-	-	2,064.04	500.00	(1,564.04)	1,000.00
12050 - Taxes & Annual Report	60.00	-	(60.00)	310.00	250.00	(60.00)	310.00
12055 - R.E. Tax	-	-	-	-	163.50	163.50	500.00
12060 - Legal Fees	-	400.00	400.00	1,147.50	500.00	(647.50)	500.00
12080 - Website	-	-	-	-	-	-	500.00
12090 - Social	80.20	150.00	69.80	479.76	450.00	(29.76)	2,500.00
12110 - Miscellaneous	-	-	-	2,771.15	50.00	(2,721.15)	250.00
Total Administrative Expenses	980.20	1,390.00	409.80	11,792.45	6,953.50	(4,838.95)	15,640.00

Insurance Expenses

12130 - Property & Liability Insurance	-	-	-	-	-	-	4,000.00
Total Insurance Expenses	-	-	-	-	-	-	4,000.00

Lawn & Landscape Expenses

12200 - Landscaping	12,359.44	5,360.00	(6,999.44)	33,200.64	30,806.00	(2,394.64)	55,645.00
12210 - Landscaping - Non-Contract	-	-	-	2,999.58	5,000.00	2,000.42	5,000.00
12212 - Holiday Lighting	-	-	-	-	-	-	3,000.00
12213 - Fountain Contract	-	2,500.00	2,500.00	-	3,000.00	3,000.00	3,000.00
12215 - Irrigation Repairs & Backflow	243.00	900.00	657.00	243.00	1,500.00	1,257.00	3,000.00
12220 - Tree Trimming	-	-	-	-	500.00	500.00	1,000.00
Total Lawn & Landscape Expenses	12,602.44	8,760.00	(3,842.44)	36,443.22	40,806.00	4,362.78	70,645.00

Pool Expenses

12250 - Maintenance - Contract	-	1,900.00	1,900.00	-	6,300.00	6,300.00	12,000.00
12260 - Maintenance - Non Contract	-	-	-	-	4,700.00	4,700.00	5,000.00
12280 - Licenses & Permits	-	-	-	370.00	400.00	30.00	400.00
12290 - Phone & Internet	94.60	200.00	105.40	721.51	1,200.00	478.49	2,400.00
Total Pool Expenses	94.60	2,100.00	2,005.40	1,091.51	12,600.00	11,508.49	19,800.00

Canyon Creek Homes Association, Inc.

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Utility Expenses							
12380 - Electric	175.82	750.00	574.18	1,057.19	1,700.00	642.81	5,600.00
12400 - Water	-	1,100.00	1,100.00	723.92	1,750.00	1,026.08	20,000.00
12410 - Wastewater	38.30	833.33	795.03	113.80	4,999.98	4,886.18	10,000.00
12420 - Trash	3,975.35	4,081.75	106.40	23,852.10	24,490.50	638.40	48,981.00
Total Utility Expenses	4,189.47	6,765.08	2,575.61	25,747.01	32,940.48	7,193.47	84,581.00
Total Expense	17,866.71	19,015.08	1,148.37	75,074.19	93,299.98	18,225.79	194,666.00
Operating Net Total	(17,297.82)	(18,515.08)	1,217.26	124,681.67	100,866.02	23,815.65	-

Canyon Creek Homes Association, Inc.

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
11080 - Reserve Fund	-	-	-	34,618.00	34,618.00	-	34,618.00
11090 - Reserve Interest	43.26	-	43.26	202.73	-	202.73	-
Total Income	43.26	-	43.26	34,820.73	34,618.00	202.73	34,618.00
Total Income	43.26	-	43.26	34,820.73	34,618.00	202.73	34,618.00
Reserve Expense							
Reserve Expenses							
13133 - Pool Repairs	-	-	-	128,648.01	-	(128,648.01)	-
13160 - Grounds - Refurbishment of 99th & CC Blvd	-	6,519.00	6,519.00	-	6,519.00	6,519.00	6,519.00
13300 - Reserve Bank Fees	-	-	-	500.00	-	(500.00)	-
13310 - Bank loan Interest	781.48	-	(781.48)	2,335.23	-	(2,335.23)	-
Total Reserve Expenses	781.48	6,519.00	5,737.52	131,483.24	6,519.00	(124,964.24)	6,519.00
Total Expense	781.48	6,519.00	5,737.52	131,483.24	6,519.00	(124,964.24)	6,519.00
Reserve Net Total	(738.22)	(6,519.00)	5,780.78	(96,662.51)	28,099.00	(124,761.51)	28,099.00
Net Total	(18,036.04)	(25,034.08)	6,998.04	28,019.16	128,965.02	(100,945.86)	28,099.00

CANYON CREEK -DESIGN REVIEW REQUESTS

9776 Shady Bend	1/5/2022	basketball goal	1/7/2022
9701 Pickering	2/7/2022	revised landscape	3/14/2022
9706 Wild Rose Lane	2/18/2022	drainage & landscape	3/11/2022
24703 W. 98th St	3/2/2022	landscape	3/30/2022
24703 W. 98th St	3/2/2022	exterior paint	3/7/2022
9787 Houston	3/8/2022	exterior paint	3/11/2022
9791 Houston	3/14/2022	playset	3/14/2022
9791 Houston	3/20/2021	exterior paint	3/21/2022
9717 Redbird	3/22/2021	exterior paint	3/23/2022
9784 Shady Bend	3/24/2022	fence	3/25/2022
9727 Redbird	3/24/2022	landscape	3/25/2022
9702 Shady Bend	4/6/2022	pool fence and gates	gates only approved 4/11/2022
9773 Shady Bend	5/3/2022	exterior paint	5/10/2022
9825 Redbird	5/9/2022	landscape	5/10/2022
9702 Shady Bend	5/20/2022	fence	5/25/2022
9706 Redbird	5/24/2022	basketball goal	5/26/2022
24887 W. 96th Terr	6/2/2022	playset	6/3/2022
9649 Zarda	6/8/2022	driveway curve straightening	denied 6/14/2022
9644 Pickering	5/23/2022	window replacement	6/15/2022
9767 Shady Bend	7/1/2022	basketball goal	7/5/2022
25600 W. 97th St	7/4/2022	landscape	7/15/2022
9787 Shady Bend	7/5/2022	garage HVAC system	7/11/2022
9652 Pickering	7/5/2022	exterior paint	7/11/2022
25600 W. 97th St.	7/4/2022	exterior paint	7/8/2022
24957 W. 98th St	7/8/2022	landscape	7/12/2022