

Dear members,

For those of you who missed the annual meeting, here is a short update. Election of directors was again a non-event as no new names were nominated. That means Wayne Smeaton, John Ratliff, and Scott Millam (me) were re-elected to another two year term. Financial reports were presented and approved as were the actions of the Board over the past year. The main topic of discussion was again the roads. The Board feels the need to act due to several issues that were presented in our earlier letter with the meeting invite. After much discussion, all members in attendance were in agreement that we should proceed with several aspects of the project. We are planning on the following:

1. Double chip seal Moonlight lane down to the bottom of our property, including NorthStar Court.
2. Double chip seal the north end of Lake Point Drive from Canyon Ferry Road up to the base of the hill (approximately 150 yards).
3. Single chip seal (overlay) all of the existing double chip seal roadways. This is vital to keep these roads in good condition.
4. Fill in the radius of the entryway on the mountainside with asphalt that is now filled with decorative rocks. This turning radius is nearly impossible to do with a truck and trailer. This is a small section, but will return big rewards.

As I mentioned in our last letter, there are several items working for us to get this done this year. Interest rates, oil prices, and our bank's cooperation will again allow us to perform this work without increasing dues. We have a very conservative treasurer, and he assures us he will not let us get carried away with financing. While this might look like a lot of work being done, we still have sections of roadway needing attention, but this work will get hard surfaced roads to the property of all full time residents in Phases 1, 2, and 3. As mentioned above, all members in attendance as well as several we spoke with on the side, are very pleased with this effort to improve our roads, especially with no increase in dues.

The only other item of note is our ceasing to spray for pine beetles. We do, however, own our sprayer, and if you'd like to get your trees sprayed at your cost for Loui's time and materials, we can and should make use of our sprayer.

Enjoy your summer, and we'll see you on the lake!

Scott Millam, and your CFCOA Board of Directors

MINUTES OF ANNUAL MEETING OF MEMBERS
OF
CANYON FERRY OWNERS ASSOCIATION

The Annual Meeting of the Canyon Ferry Owners Association was called to order at 10:00 a.m. at O'Malley's Restaurant on March 28, 2015 by Scott Millam, President of the Association. Tabulation of the sign in sheets and of the proxies, showed the following numbers of voters present out of 105 voting (paying) lots.

A. Voters present	13
B. Voters present by proxy	<u>22</u>
Total Voters	35

It was reported that the proxies were reviewed and would be voted by Director, Terri Gregg on each matter as it came before the Board. It was reported that present and present by proxy totaled 35 voters and as such a quorum was present for all business to be conducted. Proof of due notice of the meeting as filed and the meeting proceeded.

Scott Millam turned the meeting over to Terri Gregg, Secretary, for the purpose of review of the minutes of the 2014 annual meeting. The minutes were accepted as read by unanimous vote.

Bob Drake, Tri-Lakes Fire Department Chief asked to speak early on the agenda as he needed to leave the meeting due being called to a fire. He talked about the challenges of recruiting members to the volunteer fire department. He also talked about dry winter and the outlook is not good for the fire season. He stated that fire mitigation around your property is key to protecting your property. Cutting the grasses and thinning the trees will help. He is hoping for a wet spring. The fire department is changing their tactics on fight structure fires. They will fight the fires from the outside.

A motion was made and seconded to donate \$1,000 to the fire department to help in their continued efforts for fire safety and emergency services in our area. Motion was approved with no opposition.

John Ratliff presented the financial statements: Actual 2014 and Budget 2015, Balance sheet and Accounts Receivable.

John reported that our actual expenses for 2014 were \$14,936 less than budgeted. There were less write-offs, legal fees, road repairs, and tree care and removal. He also reported that we have around \$51,000 cash flow in the Association. Unfortunately, it was reported that we have aging accounts receivables totaling \$15,271.79.

Upon review of the financials, a motion was duly made, seconded and unanimously carried to accept the financial statements. Attached to and made a part of are the financial statements.

Report of Officers and Committees:

- A. Roads and Maintenance and Trees – Wayne Smeaton reported that we will hopefully be doing the roads this summer. He stated that the mailboxes on the lake side will be re-rocked to look like the mountain side. Peter Koepfer, Canyon Ferry Crossing Developer, will donate the rock as he has some extra. The Hovan's (Fran and Leona) have been taking care of the entrances with flowers, etc. Thank you to them! Trees in the walking trail need to be taken down. There was talk of chipping them and putting those chips on the walking trail.
- B. Weeds – No report.
- C. ARC – Fran Hovan reported on the following:
 - New developments approved – 1 – started construction in 11/14
 - New development application received – 1 – received application, deposit and fees 3/27/15
 - New developments in process – 2 – 1 outside is complete; 1 near completion
 - Property improvements approved – 2 – 1 dog run and garden shed; 1 additional garage
 - Landscape deposits being held (awaiting land reclamation) – 5
- D. Fire Department – See above

A motion for nominations was made for the Board of Directors to operate in the ensuing year. Scott Millam requested nominations for Directors and the following parties were nominated for two year terms: Scott Millam, President, Wayne Smeaton, Vice President and John Ratliff. A motion was made and approved to suspend a written vote. There being no further nominations from the floor, a motion was made and unanimously approved for the nominations of the following Directors, two year terms, Scott Millam, Wayne Smeaton and John Ratliff.

Unfinished business was discussed. Scott Millam presented a proposal from Helena Sand and Gravel for chip seal pricing. The proposal contained 5 items: 1) Moonlight Lane double shot (3,778 SY) \$18,890; 2) Lake Point Drive double shot (Canyon Ferry Rd to Yellow House) (1,000 SY) \$5,000; 3) Lake Point Drive double shot (Yellow House to top of hill) (3,189 SY) \$15,945; 4) Single shot over 2013 double shot (20,088 SY) \$42,184.80 and 5) Pave Lake Point Drive 3" (Yellow House to top of hill) (3,189 SY) \$51,024.

Scott reported that we need to continue to chip seal roads that have not yet been completed and we need to single chip seal over the current chip seal to keep it well maintained. The Board met and strongly recommends completing items 1, 2 and 4. Discussion followed and several concerns were brought up about the Lake Point Drive road. Regarding 3), it was thought that asking Helena Sand and Gravel to grade and roll while they chip sealing would probably not cost much. Another member wondered if North Star Court was included in the Moonlight Lane double shot. Financing was also discussed.

A member brought up the concern of the turning right from Hwy 287 into the mountain entrance. It is a sharp turn and there are large decorative rocks in the way of a more gradual turn. They would like to see a load of asphalt put down for a more gradual turn.

Motion was made, seconded and unanimously carried to approve 1) (and include North Star Court), 2), 4) and the radius of the mountainside entryway, pending financing approval.

New business:

A motion was made to approve and ratify all actions of the Board since March 22, 2014. The motion passed with unanimous vote and the actions of the Board since March 22, 2014 were approved and ratified.

A member brought up that he thought Get Er Done (Maintenance Contractor) should get a raise. He said he has not gotten a raise in many years. Discussion followed. It was noted that with our tight budget and our need to get the roads completed, there would not be a raise in this budget year.

There being no further business to come before the Board, the meeting was adjourned at 11:45 a.m.

SCOTT MILLAM, President

WAYNE SMEATON, Vice President

JOHN RATLIFF, Treasurer

MARTY ANGELI, Director

TERRI GREGG, Secretary