

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 11:30 a.m. at O'Malley's Tavern, on Saturday March 19, 2016 by Scott Millam, President of the Association. Tabulation of the sign in sheets and of the proxies showed the following number of voters out of 105 voting (paying) lots:

A. Voters present	12
B. Voters present by proxy	24
Total Voters	36

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 36 voters and as such a quorum (28 for a quorum) was present for all business to be conducted. Proof of due notice of the meeting was 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 2015 Annual Meeting. After review and reading of the minutes, they were accepted by unanimous vote.

John Ratliff presented the financial statements: Balance sheet as of 12/31/15; Profit and Loss Previous Year Comparison; Summary of Cash Flow and Accounts Receivable and Aging Summary.

John reported on the summary of cash show. The cash flow at year end 2015 was \$18,081 (Collection of dues and fees - \$64,937; Cash used for roads: \$39,044 loan from the bank/repayment of loans \$21,983/road improvements and repairs \$84,795; Other cash used – \$2000 repayment of landscape deposits/\$13,521 repairs and maintenance (plowing, entrance, weeds, trees, etc.)/\$4,234 utilities/\$6,118 miscellaneous other (insurance; taxes and licenses, \$1,000 donation, ARC Committee expenses, office supplies). He noted that we have \$60,000 left on the bank loan for roads and should be paid off by 2018 (the rate on the loan is at 4%). He also stated that he projects around \$40,000 cash on hand at year end 2016.

Our Accounts Receivable/Aging Summary was also reviewed with the membership – totaling \$9,820. We do have a couple of larger aging accounts. John feels that we should be able to receive payment on all but about \$2,500. We may need to use legal counsel to recoup some of these funds.

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

Report of Officers and Committees:

A. Roads and maintenance, trees

Scott reported that the roads have held up; cracks have been filled; rocks have been moved by the entryway; thank you Leona and Fran Hovan for helping with the front entrance flower maintenance.

An issue was brought up regarding the walking trail – there are many dead and dying trees and it is not safe for walkers. It was suggested that a survey of the trees be done and take out 10-12 trees each year. Louie said the cost to down a tree would be \$210 each.

We have contacted Helena Sand and Gravel (HS&G) to resweep at a cost of \$750. Scott reported that we received a bid from HS&G to double chip seal Sawmill Drive.

We are looking at selling the sprayer that was purchased to spray the trees during the pine beetle epidemic. We have not used it over the last two years. The value is approximately \$4,000-\$5,000.

Motion was made, seconded and unanimously carried to approve the sale of the sprayer.

B. Weeds – We did not have a speaker from the County this year. If you see issues with noxious weeds on properties, notify the association.

C. ARC – Fran Hovan reported that we have no new developments at this time; 2B lot is a possibility for development; 1-home approved; 2-homes completed; 1 improvement – RV garage; 2 landscape deposits returned; 3 landscape deposits pending.

Homeowners are not happy with the trash around a current building site. It is unsightly and the trash is blowing onto other homeowners properties. Fran will contact the homeowner to resolve the issue.

D. Fire Department – The traditional \$1,000 donation to the Fire Department was opposed at a previous Board meeting. It was felt that the Fire Chief about was acting negatively against our interests and pushed back against CFCOA's water holding tanks.

A meeting was held with the Fire Chief which was very productive and some resolutions came about over the water tanks. The water tanks were not put in properly and are of no use to homeowners. In the new subdivision a new water tank was put in and will adequately pump 30,000 gallon an hour. The old water tanks could be a safety issue and it was thought that we need to abandon those and fill them with crushed rock.

Motion was made, seconded and unanimously carried to abandon and fill the water tanks with rocks.

Motion was made, seconded and unanimously carried to donate \$1,000 to Tri-Lakes Fire Department.

Election of Directors: A motion for nomination 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: Terri Gregg, Secretary and Marty Angeli, Director. 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, Terri Gregg and Marty Angeli.

Unfinished Business

- A. Roads issues – Scott reported that a quote was received to chip seal Sawmill Gulch as this is the only road let to chip seal in our development - \$18,900. The installed cost of the chip seal has remained the same.

There was much discussion about the roads, some are concerned about the heavy truck traffic and feel the roads are not standing up to that weight; issues in the cul-de-sacs. Some members did not want to get another bank loan for the road project. Members asked to delay any chip seal projects for one year; fix the current chip seal problems and see about submitting bids to new companies.

Motion was made, seconded and carried with 2 dissents to delay chip seal projects for one year and fix the current road issues and submit bids to new companies.

New business:

- A. Ratify actions of Officer and Directors – A motion was made to approve and ratify all actions of the Board since March 28, 2015. The motion was passed with unanimous vote and the actions of the Board since March 28, 2015 were approved and ratified.
- B. Any other new business – Members brought up that Louie had been working with our association for 10 years and has had no raises. He currently receives \$700/month. The Board, in the past, has asked Louie for a list of duties and hours spent on each of those duties. To date, the Board has not been provided any documentation. Much discussion followed around this issue. A member brought up that he wanted a motion made to increase the monthly payment to Louie by \$150.

A motion was made, seconded and failed by using the proxy votes by the Secretary of the Association.

There being no further business to come before the Board, the meeting was adjourned at 2:00 p.m.

SCOTT MILLAM, President
WAYNE SMEATON, Vice President
JOHN RATLIFF, Treasurer

MARTY ANGELI, Director
TERRI GREGG, Secretary