

MINUTES of the 2021 ANNUAL MEETING of the CANYON FERRY HOME OWNERS ASSOCIATION, Saturday, August 7, 2021

The annual meeting of the CFHOA was called to order at 9:02AM at the Tri-Lakes Firestation. Tabulation of sign-in sheets and proxies are as follows:

Voters Present – 15 owners representing lots
Proxy Votes – 46 mailed

As quorum numbers were met, meeting proceeded and was led by Board President Jim Ybarrondo. All members and proposed board members were present. Minutes of 2019 annual meeting were accepted. No annual meeting in 2020 due to COVID 19.

Rory McLeod presented the financial statement for 1/1/2021- 6/1/2021. See attached. Motion carried to accept report after brief discussion.

Tri-Lakes Fire representative, Nathan Bartow, and CF home owner, accepted a check for \$1000.00 towards the CFHOA continued support of the local volunteer fire association. A second check for the same amount to be donated in the fall. Bartow gave a brief talk of the dry conditions plaguing all of western Montana and urged continued awareness of fire threats. Motion carried to continue annual donation of \$2000.00. All members were invited after the meeting to view the new fire truck which was added to the local station at Jo Bonner campgrounds.

Board voted to approve Rod Kessel as continuing VP and Lisa Smeaton as Secretary.

Brief discussion of the conservation easement trail and commended TJ Hull, former HOA resident, for his two year commitment to make the easement/conservation trail safe due for fire mitigation.

Jim commented on the chip sealing VS paving of our association roads. It has taken 20 years to pave or seal most of the association roads and the remaining roads will be paved when the CFHOA has the necessary funds. It should be noted that Phase 5 is a RID district and the association is not responsible for those roads as we are for Phases 1-4.

Old Business:

New guidelines for fences on homeowners' properties to be posted on website.

Comments on Income and Expense Report from 7/2020 – 7/20/21 were briefly discussed by Jim. Three liens have been placed against three lot owners due to late or non-payment of dues. Jim explained that the association acquired a lot previously owned by a homeowner and the CFHOA filed a lawsuit and monies were recovered.

Maintenance committee to review road lights which were installed in 2020 as it appears they may be too dim. Possibly improving light situation.

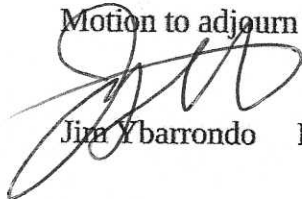
Fran Hovian, ARC committee, spoke of issues with the current postal boxes at Sawmill Gulch and Phase 5. More boxes are needed due to increase of growing population in HOA. Boxes are to be raised to snow plow level.

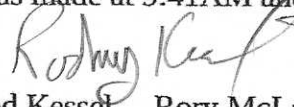
Ryan Butler spoke of weed control in conservation easement and roads with regards to cost and possibly spraying in the fall. Phase 5 was previously sprayed.

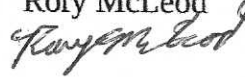
New Business:

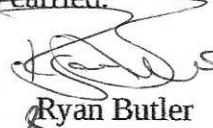
A member raised an issue with the ARC committee concerning the garage provision of not facing the associations' roads.


Motion to adjourn was made at 9:41AM and so carried.


Jim Ybarrondo


Rod Kessel


Rory McLeod


Ryan Butler


Lisa Smeaton

Canyon Ferry Crossing Owners Assoc.
Custom Summary Report
 January 1 through May 19, 2021

	Jan 1 - May 19, 21
Ordinary Income/Expense	
Income	
Architectural Review Fees	6,000.00
Dues	38,720.00
Late Fees and Charges Assessed	180.00
Total Income	44,900.00
Gross Profit	44,900.00
Expense	
Acct., Legal, Ins, Admin	
6111 - Legal Fees	680.50
6112 - Accounting	6.80
Total Acct., Legal, Ins, Admin	687.30
ARC Expenses	4,404.09
Landscape Maintenance	
Tree care and removal	45.00
Landscape Maintenance - Other	4,624.00
Total Landscape Maintenance	4,669.00
Maintenance and Repair	
Road repairs and maintenance	131,660.53
Snow Removal	4,590.00
Total Maintenance and Repair	136,250.53
Office Expense	
6503 Web site	179.91
Postage	170.45
Miscellaneous	36.97
Total Office Expense	387.33
Utilities	24.82
Total Expense	146,423.07
Net Ordinary Income	-101,523.07
Net Income	-101,523.07