

MINUTES OF BI-MONTHLY MEETING, MAY 31st, 2017

OF

CANYON FERRY OWNERS ASSOCIATION

A regular bi-monthly meeting of the board of the Canyon Ferry Owners Association (CFOA), was called to order at 1:00 P.M. at the Tri-Lakes Fire Department on May 31st, 2017 by Jim Yberrando, President of the Association. The following owners attended the meeting: Jim Yberrando, Mike Clouse, Rory McLeod and T.J. Hull.

Two additions were made to minutes from the April 14th 2017 meeting.

A series of resolutions was discussed and amended as follows.

1. Rory McLeod will lead a team of volunteers that are not affiliated with the board to conduct a review of finances for the past few years to establish a solid start point for the current treasurer. The team will also identify basic financial control measures for the board to use going forward.
2. The board established delegation of spending authority to the maintenance committee of \$500.00. Expenses in excess of \$500.00 must be pre-approved by the board

REPORTS.

The maintenance committee reported that the company providing mowing and landscape work has been nonresponsive. They made the decision to work with Get R Done Services on a fee for service basis.

The maintenance committee reported that the sprinkler system installed to water common entry areas are on private property. They will seek a recorded easement from involved landowners if possible.

The committee recently received quotes to seal the paved portions (not chip sealed) portions of the neighborhood. Quotes came in at between \$50,000 and \$60,000. Several streets have significant damage from heavy equipment and need to be removed, compacted and repaved or chip sealed. An example of this damage is between lots 9A and 14a. Each of these repairs will cost \$5,000 – 7,000.

Any sealing or repairs will not start until about September. The committee and board resolved to make owners aware in advance of repairs or sealing so that owners can coordinate directly with the contractor for repairs and sealing on private driveways.

Starting on about 1 June, a contractor will start spraying noxious weeds in common areas. The contractor is Steve Pirtle (475-3749). Owners can contact Mr. Pirtle directly to contract spraying on their private property.

The maintenance committee is working on identifying someone to remove dead and dropped trees from the conservation easement.

The maintenance committee is going to remove the decorative wood fence at the entrances. The fence is rotting and is no longer consistent with the overall motif of the neighborhood.

There was no report from the architectural committee.

OLD BUSINESS.

The board conducted additional research and determined that lot 2B can be removed from the subdivision with concurrence from at least 66% of owners. The board resolved to contact the owner of the lot to determine if they are willing to pay legal fees and proceed.

After some research, the board concluded that the maintenance building in the conservation easement must be moved. The maintenance committee was tasked with finding a new location for the building.

NEW BUSINESS.

The board is in the process of identifying and selecting an accountant.

The board discussed a request from several residents to have speed bumps installed in problem areas. The maintenance committee was tasked with talking to the county to determine standards and costs of installation.

Jim Ybarrando is working with a local title company to compile subdivision architectural requirements into a document that can be recorded with the county.

An attendee mentioned the possibility of a sponsorship program for new builders. This is a concept was also discussed at the last board meeting and the board will raise this issue at the next meeting with a representative of the architecture committee.

Jim Ybarrando is conducting a review of the subdivision insurance plan to ensure that the coverage is (i) appropriate (ii) cost effective and (iii) whether it plan needs competed with other providers.

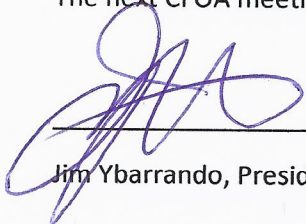
The board discussed the possibility of releasing one owner from the CFOA who gains no benefit (road maintenance, mailbox, etc.) from the Association. This would require that 66% of the owners agree to the release and was tabled.

TJ was tasked with making a correction to the 2017 Annual Meeting minutes and contacting the past secretary to locate past meeting minutes.

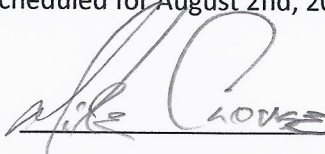
The board discussed the current status of and potential ways forward for the existing fire suppression holding tanks.

NEXT MEETING.

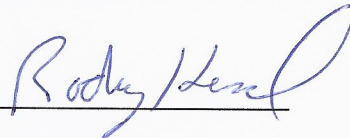
The next CFOA meeting is scheduled for August 2nd, 2017 at 1:00 PM at the Tri-lakes Fire Station.



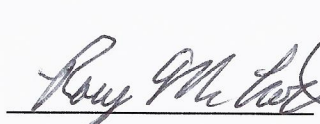
Jim Ybarrando, President

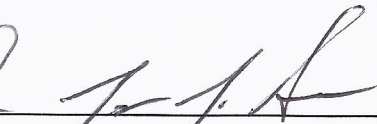


Mike Clouse, 1st Vice President



Rod Kessel, 2nd Vice President


Rory McLeod, Treasurer


T.J. Hull, Secretary