

MINUTES OF EXECUTIVE MEETING CONDUCTED OCTOBER 4th, 2017

OF

CANYON FERRY CROSSING OWNERS ASSOCIATION

An executive meeting of the board of the Canyon Ferry Owners Association (CFOA), was called to order at 3:00 P.M. at the Tri-Lakes Fire department on October 4th, 2017 by Jim Ybarrondo, President of the Association. The following owners attended the meeting: Jim Ybarrondo, Mike Clouse, Rory McLeod, Rod Kessel and T.J. Hull.

The board reviewed and edited the minutes from the last bi-monthly CFOA meeting conducted on August 30th, 2017

REPORTS.

With regard to the effort to remove Lot 1 from the subdivision. The owner of lot 1 has provided written indemnification for the process. Jim is working with the counting for written assurance that removal of the lot from the subdivision will not change the nature or status of the subdivision.

Mike has talked with Northwestern Energy about the cost of the street lamps and whether the subdivision is bound by some past contract or agreement to keep the streetlamps. While there is a \$450.00 per month contract for the lighting, Northwestern Energy has agreed to end the contract at the request of the subdivision. The committee agreed to replace some, but not all street lamps with solar powered lights.

The board requested and received a wildland fire fuels assessment of the conservation easement. The assessment was conducted during the last week of September 2017 and found that the fuel load in the easement is extreme and recommended professional mitigation to reduce the risk of accidentally starting a fire. TJ agreed to work with the USDA on a grant to significantly offset the cost of thinning the conservation easement and encouraging the growth of more appropriate vegetation in the easement. The grant process is on-going.

The board continues to seek an independent review of past CFOA accounting practices to fully meet the boards obligations to safeguard OA funds and establish a credible start-point for our current balance sheets.

The board agreed to remove the decorative fences at the entrances to the subdivision because the wood is rotting and some of the fence is encroaching on private property.

The maintenance committee has made arrangements for winterization of the subdivision sprinkler system.

A lot owner has agreed to store the CFOA maintenance shed on his lot. The move requires a legal agreement and will not occur until spring based on the fuel load in the conservation easement and subsequent fire danger.

The maintenance committee reported that they will resume contracted weed spraying in the spring. They will also have the contractor spray sterilant in areas where vegetation has grown through or near paved or chip-sealed roads.

The board agreed that the annual meeting will be moved to the first Saturday in August in accordance with the CFOA Bylaws (para 3.3).

The board discussed the weed sprayer and board responsibilities to owners to ensure the sprayer was disposed of at fair market value. The board agreed to seek return of the sprayer given the lack of documentation that the CFCOA received any money or the sprayer.

Rory provided the board banking transactions for the CFCOA for the period of August 1st through October 3d 2017.

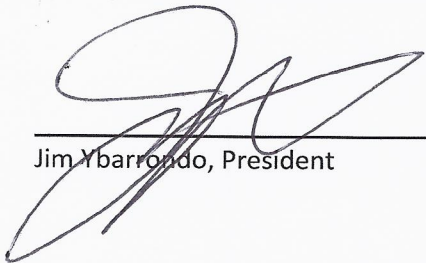
Rory also provided the board balance sheets for the period of July through September 2017. The balance sheet is at enclosure one of these meeting minutes.

The board voted and, unanimously, agreed that privacy fences can be up to 72" tall but are still subject to design review.

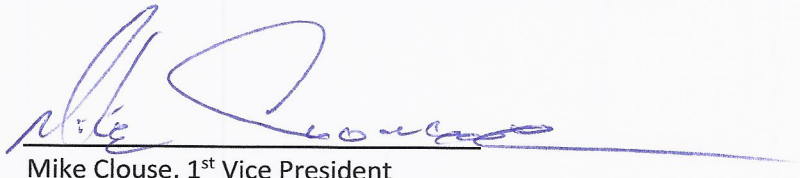
The board discussed the need to fix the drainage issues on Sawmill Gulch and tasked the maintenance committee with seeking solutions and, potentially, bids to contract a fix.

NEXT MEETING.

The next CFOA meeting is scheduled for December 27th, 2017 at 1:00 PM at the Tri-lakes Fire Station.



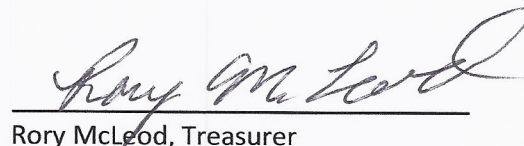
Jim Ybarrondo, President



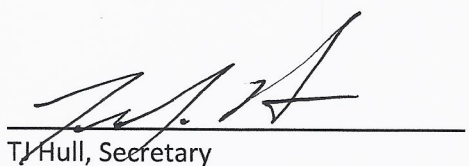
Mike Clouse, 1st Vice President

NOT AVAILABLE

Rod Kessel, 2nd Vice President



Rory McLeod, Treasurer



TJ Hull, Secretary