

MINUTES OF EXECUTIVE MEETING CONDUCTED DECEMBER 27th, 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 1:00 P.M. at the Tri-Lakes Fire department on December 27th, 2017 by Jim Ybarrondo, President of the Association. The following owners attended the meeting: Jim Ybarrondo, Mike Clouse, Rory McLeod, and T.J. Hull. Rod Kessell was not able to attend

The board reviewed and accepted minutes from the last bi-monthly CFOA meeting conducted on October 4th, 2017

REPORTS.

The board continues to seek an independent review of past CFOA accounting practices to fully meet the board's obligations to safeguard OA funds and establish a credible start-point for our current balance sheets. Rory is working with a professional tax preparer to conduct a review of the books. The association has provided one year of financial documents to the tax professional to review.

The two most delinquent owners have been served with lawsuits aimed at recovering dues and fees owed to the CFOA.

The Association has approximately \$21,000 in savings.

Efforts to find better, more cost effective insurance coverage have been temporarily suspended.

Regarding the initiative to remove Lot 1 from the CFOA – ballots continue to arrive, and the board doesn't have a sense at this time whether the initiative will achieve the required 2/3 vote.

The board continues to seek both a Lewis and Clark County Fire Mitigation grant and a USDA Conservation Program Grant to reduce the fuel load in the conservation easement. The board agreed to continue to assess which grant process will provide the most benefit to the Association, but will need to choose between the two in the future. The board recently requested and received a Dunn and Bradstreet Number (DUNS), which is the last requirement for the USDA grant application.

The maintenance committee presented several options for solar lighting to replace the current street lighting. The committee continues to research options, but agreed that there would basically be two levels of lighting. One level is a brighter light that casts a wider light. The second level will be the lowest lumens required for motorists to (i) identify an intersection and (ii) read the street signs. The board agreed that intersection lights would project downward to mitigate light pollution.

Jim has completed an easement agreement with the owner who has agreed to allow the storage of the Association shed on his property.

The board briefly discussed the fact that most owners have more trees now than when they purchased their lots. This might have to be addressed in the future given the increased danger of wildland fires in the area.

Owners have contacted the board to request larger parcel boxes at the entrances. The maintenance committee is researching different options to accommodate the request.

There was a good deal of discussion regarding snow plowing priorities. The board seeks to provide owners with timely and cost-effective snow removal. The first priority for snow removal and mitigation is the safety of residents and guests as well as to provide access to emergency response vehicles throughout the neighborhood. The board has agreed to adopt the following guidelines:

- 1) Following a light snow or event creating slippery areas. We will only plow and/or sand the following:
 - a. Both entrances off Canyon Ferry Road
 - b. Steep areas on Waterdance Drive adjacent to both entrances
 - c. The steep area where Water Dance road is divided.

- 2) More significant snowfall, but less than 2". We will only plow the following roads down the center of the road:
 - a. Water Dance
 - b. Lake Point
 - c. Sunset Ridge
 - d. Starwood Court
 - e. Summertime Lane
 - f. Moonlight Lane

- 3) Snowfall more than 2" are at the end of multiple snow days. We will plow the following to the edges of the roadways:
 - a. All paved roads
 - b. All cul-de-sacs'
 - c. The *common-use portion* of private roads that provide access to 2 or more homes.

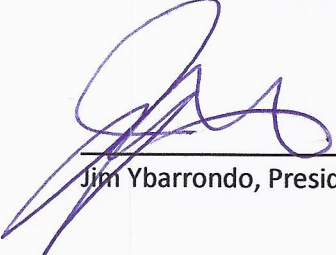
- 4) While there is no plow plan on Sawmill lane, the Board will consider plowing the road based on requests from residents on that road.

No ARC Committee members were present to report.

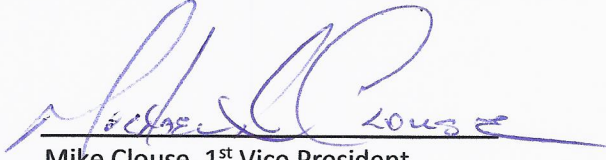
The board discussed the weed sprayer and board responsibilities to owners to ensure the sprayer was disposed of at fair market value. The board agreed to seek return of the sprayer given the lack of documentation that the CFCOA received any money or the sprayer. The board still intends to seek return of the spaying machine, but has agreed to wait until the Association books have been reviewed.

NEXT MEETING.

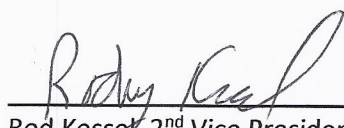
The next CFOA meeting is scheduled for March 21st, 2018 1:00 PM at the Tri-lakes Fire Station.



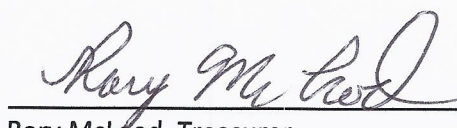
Jim Ybarrondo, President



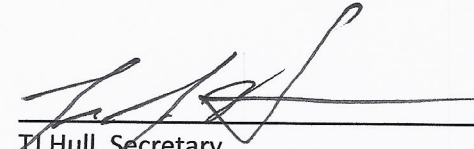
Mike Clouse, 1st Vice President



Rod Kessel, 2nd Vice President



Rory McLeod, Treasurer



TJ Hull, Secretary