

MINUTES OF EXECUTIVE MEETING CONDUCTED MARCH 20th, 2018

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 residence of Mike Clouse on March 20th 2018 by Jim Ybarrondo, President of the Association. The reason for the venue change is that the Canyon Ferry Dam was closed all week, which made meeting at the Tri-Lakes Fire Department problematic. The following owners attended the meeting: Jim Ybarrondo, Mike Clouse, Rory McLeod, Rod Kessel and T.J. Hull.

The board reviewed and accepted minutes from the last bi-monthly CFOA meeting conducted on December 27th, 2017.

REPORTS.

The board is waiting the results of 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. 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 association currently has \$30,000 in savings

The two most delinquent owners have been served with lawsuits aimed at recovering dues and fees owed to the CFOA. This process is ongoing. Two other owners that are in arrears of approximately \$900 and \$1,200 have entered into payment plan agreements.

Efforts to find better, more cost effective insurance coverage have been temporarily suspended until the current insurance is due for renewal

Regarding the initiative to remove Lot 1 from the CFOA – ballots continue to arrive, and it is starting to like there is a good chance that the initiative will achieve the required 60% vote.

The board had an extensive conversation regarding both the Tri-County Fire mitigation grant and the USDA Conservation Program Grant to reduce the fuel load in the conservation easement. A representative from each program was present and provided very useful information regarding their grants. The most salient aspects of the two grants were the gross amount of the grants, the per-acre amount of the grants and the required cost share of the grants. Based on the those three factors, the board made a decision to continue to pursue only the USDA NRCS grant, which is tasked to TJ.

The maintenance committee reported on and the board agreed to fund the following eight items:

1. The committee needs to move the shed from the conservation easement at a cost of approximately \$500. As a reminder, Jim has completed an easement agreement with the owner who has agreed to allow the storage of the Association shed on his property.
2. The committee must get concrete pads poured at each mail station at a total cost of \$700. Once the pads are poured, the USPS will install refurbished parcel boxes at no cost to the association.
3. Installation of metal roofs to replace the asphalt shingles over the mailboxes will cost approximately \$500.
4. A number of barrow pits need served (eg; Sawmill Gulch), which the committee estimates will cost \$500 in grader work.

5. The committee needs to rent a tamper to fill potholes throughout the neighborhood and estimate that will cost \$400.
6. The committee has decided on the lighting that will replace the current lighting. NorthWestern Energy has agreed to remove the existing lights and cap wiring at no cost.
7. Spring weed spraying will cost approximately \$500.
8. The committee has identified a need to place sterilant along the sides of asphalt roads to maintain the integrity of the surface. The sterilant will cost approximately \$200.

The Architectural Review Committee (ARC) reported the status of current activity. Of the 133 lots, 44 have homes on them. The committee reported that landscape deposits are currently being held on 6 developments that require completion of landscaping or remediation.

The ARC noted that architectural review costs are increasing, which is mainly because recent drawing submissions have been in unusual formats. The ARC thinks that the costs can be controlled by making prospective builders aware of the desired formats for drawings. If the prospective owners don't comply, or if they do and costs continue to rise, the Board will need to examine the possibility of changing, or directly attributing the review costs in the future.

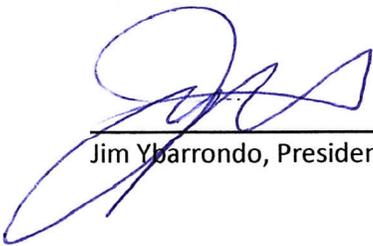
The board again discussed the weed sprayer and board responsibilities to owners to ensure the sprayer was disposed of at fair market value. The board will review a letter that Jim has prepared and addressed to the previous board regarding the missing spraying machine.

Jim will draft a recordable document to record the deletion of "private driveway" from the CC&R's.

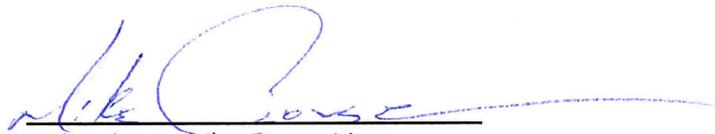
Finally, the Board discussed the need to change the bylaws to reflect that the Board has five members rather than three and terms of staggered two year terms rather than one year terms.

NEXT MEETING.

The next CFOA meeting is scheduled for April 25th, 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