**MINUTES OF ANNUAL MEETING OF MEMBERS**

**OF**

**CANYON FERRY OWNERS ASSOCIATION**

**NOT APPROVED YET**

The Annual Meeting of the Canyon Ferry Owners Association was called to order at 10:00 a.m. at The Dam Bar, on Saturday March 25, 2017 by Scott Millam, President of the Association. Board members present were John Ratliff, Treasurer and Susan Peters, Secretary. Tabulation of the sign in sheets and of the proxies showed the following number of voters out of 107 voting (paying) lots:

1. Voters present 17
2. Voters present by proxy 16

The total number present was 33 voters and as such a quorum (28 for a quorum) was present for all business to be conducted. Proof of due notice of the meeting was filed and the meeting proceeded.

A motion was made to dispense of reading of the minutes due to the amount of time involved. It was seconded and unanimously passed to accept the 2016 annual meeting minutes. James and Mary Fried did not get notified of the meeting so the records will be verified.

**REPORTS:**

**Financial Report**: John Ratliff, Treasurer presented the Financial Report and a Summary of Cash Flow is attached. $68,836 was collected in 2016 for dues and fees. $28, 161 was used for road improvements and repairs. $24, 679 was used for miscellaneous improvements, legal fees and utilities. The Association saved about $5,000 on maintenance due to volunteer maintenance committee. The Association had a $17,000 positive cash flow in 2016.

John brought up the issue of a member who is past due on his membership dues and incurring fees and interest. There have been written threats to board members from this individual and he has threatened to sue each board member. It was discussed as to whether the Board should take further legal action. The consensus of the attending members was to go after him aggressively. No motion was needed. A lien has been placed on his property and at this time the amount owed is too high for Small Claims Court. The members wanted to know if the Association had insurance to cover any lawsuits against the Association. The Board was going to find out.

**Roads and Maintenance**: Gary Nelson said this is a volunteer committee who has overhauled the front entrance irrigation system, which required $4,500 in supplies, negotiated a new water contract, replaced fence posts, added river rock and cut down 25 trees on the walking path along with a lot of clean up and repairs to a much neglected landscape and irrigation system. Gary along with Larry Shields and Scott Millam provided many hours of physical labor at no cost to the Association. Members wanted to see if the trees cut down on the pathway could be chipped and put back on the path. The Board will look into it. This year there will be a concentration on spraying the roadways. The old water tanks are abandoned and need to be removed.

**ARC**: Fran Hovan reported that we have a new application on Lake Point Dr, 3 new developments, 2 property improvements, 1 building additional garage, 1 landscape deposit to return and holding 4 landscape deposits. A member asked if the Ryan house was within the building envelope and Fran confirmed that it was.

Fire Department donation was approved again for 2017 in the amount of $1,000.

**Election of Directors:**

Scott opened the floor for nominations for the three Director positions that were open. Scott nominated himself, John and Walt Ainsworth. Rory McLeod then nominated Mike Clouse, Jim Ybarrondo, and Rory McLeod as a slate to replace the existing nominees. At this time Mike presented 20 additional proxies that were collected and signed by members that gave Mike the authority to vote their proxies. There was much confusion as to whether we could discuss the new nominees and what the purpose of this new slate was. Mike confirmed it was to replace the existing 3 members. There was much disagreement and contention about what the current board was doing versus what the new slate of nominees wanted done. Mike Clouse wanted it noted that three times inappropriate name calling was directed at Mike and Jim. It has been noted. After an hour and a half of awful, contentious discussion a vote was called for. It was seconded and a written vote was turned in. At that time, Susan and Jim confirmed proxies and counted the vote. The current board slate (Scott, John, Walt) received 26 votes and the new slate (Rory, Mike, Jim) received 27 votes. At that time Scott announced the results and left the meeting along with many members as the new directors came forward. The remainder of the meeting was conducted by the new board members, Rory McLeod, Mike Clouse and Jim Ybarrondo.

The new Board’s priorities will be maintenance and paying down debt and Board transparency. It is also the Board’s responsibility to collect dues so they will be aggressively pursuing delinquent members. Jim said there would be no new Association expenditures until the debt is paid off and he is estimating that will be in 2018. The last time the dues were raised, the $120 difference was to be used for road maintenance. They want to return in this direction.

**New Business:**

The new Avalanche Irrigation District is a new proposed irrigation/subdivision district on the East Shore of Canyon Ferry Lake by Goose Bay. They are proposing 51 high density water wells that will pull from Canyon Ferry Lake and the aquifer system around the lake. The Board is concerned about how this will affect the wells in our subdivision. There are ongoing meetings and the Board encouraged those that could attend to do so and vote No.

The new Board will meet with Gary Nelson **to** figure out how to proceed with the maintenance going forward.

It was motioned, seconded and approved to adjourn the meeting at 1:20 p.m.

Jim Ybarrondo, Mike Clouse, Rory McLeod, Susan Peters, Secretary