

MINUTES OF EXECUTIVE MEETING CONDUCTED APRIL 25th, 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 Tri-County Fire Department on April 25th 2018 by Jim Ybarrondo, President of the Association. The following owners attended the meeting: Jim Ybarrondo, Mike Clouse, Rory McLeod, and T.J. Hull.

The board reviewed and accepted minutes from the last bi-monthly CFCOA meeting conducted on March 20<sup>th</sup>, 2018

The board approved changes to the fence provisions contained in the current Page 29 of the Canyon Ferry Crossing Design Standards and Procedures. The Design Standards lay-out 14 requirements for fences. Construction of fences don't require Architectural Review Committee (ARC) approval providing they meet the requirements in the Design Standards. The change was made to Page 29, bullet 4, which currently reads: "Maximum fence height shall not exceed four feet, except for privacy fences and deer fencing around gardens". This provision is changed to read, "Maximum fence height for dog runs, privacy fences and deer fencing shall not exceed six feet. Perimeter fencing, which is only permitted on lots approved for horses, shall not exceed four feet." Additionally, the board decided that the provisions apply equally to wooden or metal fencing.

REPORTS:

The Treasurer reported a \$2,273 change in net income from the last meeting and a current balance of approximately \$28,000.

The loan balance is currently \$16,000. As previously reported this loan has been paid-down with new terms that require a \$5,000 semi-annual payment. The loan is effectively an open line of credit.

The board discussed the possibility and the different ways in which the association could create a contingency fund which would be set-aside and used only for emergencies. The board did not make a decision on whether to create such a fund.

There has been no movement on the initiative to remove Lot 1 from the CFCOA – ballots continue to arrive.

Jim will draft a recordable document to record changes to the CC&R once the Lot 1 issue is resolved. Changes to the CC&R will include the resolution on Lot 1, changing the board composition from 3 to 5 members, deletion of "Private Driveways" provision and staggered board terms.

The Natural Resources Conservation Service will conduct a survey of the conservation easement on April 26<sup>th</sup> 2018 to finalize a strategy for the grant. The strategy will address fire mitigation, aesthetics, habitat, weed control and reseeding. Once this survey is completed the grant will go forward for ranking

The maintenance committee reported that they are in the process of re-hanging street signs that were recently vandalized.

The maintenance committee discussed the current status of parcel boxes at the entrances. Once the pads are poured, the USPS will install refurbished parcel boxes at no cost to the association.

The maintenance committee is in the process of purchasing metal for the roofs over the current mailboxes.

The board approved \$2k in repairs to previously unwarranted pavement repairs on Water Dance Drive in front of lot 35B.

It was reported that the initial estimate to serve the barrow pits on Sawmill Gulch (\$500) and pothole repair (\$400) reported during the last Board meeting was not going to be nearly enough money. Upon further examination, barrow pit degradation throughout the neighborhood is causing both asphalt and chip-seal surfaces to slough-off. The maintenance committee is going to conduct a full survey and begin the process of soliciting bids for grader work.

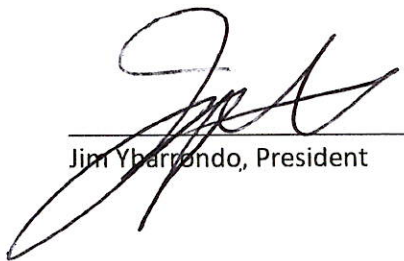
Judgements are now in place for the two most delinquent owners.

The board received and considered a request for a temporary exception to Rule 6 (fires and open burning) of the HOA Rules and Regulations. A resident that has accumulated a significant amount of duff (decaying leaves, pine needles and pine cones), noxious weeds, dead bushes and tree limbs requested a temporary exception to Rule 6 to burn the debris on his/her property. The resident provided a three-part strategy to mitigate risk:

- Two people with current Wildland Fire Fighting certifications will be present for the burn.
- Two sources of uninterrupted water will be available at all times during the burn.
- The burn will occur on a day with high humidity or precipitation and none or very little wind.
- The application has obtained a county burn permit.

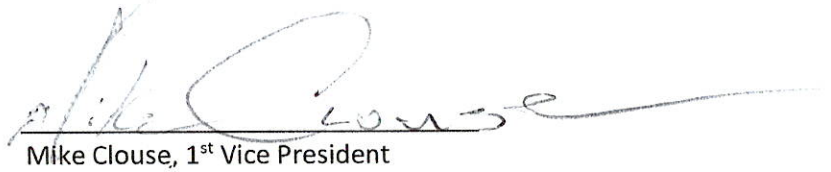
NEXT MEETING.

The next CFOA meeting is the annual Association meeting which is scheduled for August 4<sup>th</sup>, 2018 at 9:00 A.M. at the Tri-lakes Fire Station across from the Glass Slipper on Spokane Creek Road.



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Jim Ybarondo, President



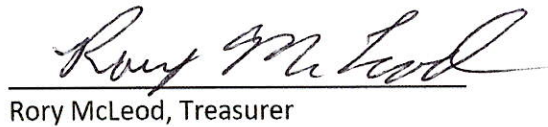
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Mike Clouse, 1<sup>st</sup> Vice President

*NOT AVAILABLE*

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Rod Kessel, 2<sup>nd</sup> Vice President



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Rory McLeod, Treasurer



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JJ Hull, Secretary