

MINUTES OF EXECUTIVE MEETING CONDUCTED OCTOBER 3rd, 2018

OF

CANYON FERRY CROSSING OWNERS ASSOCIATION

A scheduled 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 October 3rd, 2018 by Jim Ybarrondo, President of the Association. The following directors attended the meeting: Jim Ybarrondo, Mike Clouse, Rory McLeod, Rod Kessel and T.J. Hull. One owner also attended the meeting

The Board reviewed and accepted minutes from the annual CFOA meeting conducted on August 4th, 2018

REPORTS:

Treasurer: Rory McLeod provided a summary report (enclosed to these minutes) for the period July through September 2018 as well as a statement of cash flows for January 1st through October 3d 2018. Both documents are enclosed. The CFOA has \$26,674.87 cash on hand. The Treasurer also reported that one owner was delinquent approximate \$2,000 in dues. The Board decided to send the owner a letter. This delinquency is in-addition to the previously reported case in which the CFOA has already filed a lawsuit.

Maintenance: Mike Clouse reported that the parcel boxes have been installed and will be painted when weather permits. Regarding previously reported change to solar lighting, Mike is going to start testing several options in the near future. Mr Clause also reported that the maintenance committee was working on welding the lids to water supply tanks throughout the association.

Architectural: Rod Kessel provided an ARC report detailing activity since the annual meeting. One new development has been completed. Five developments, all in phase one, are in progress. Two new development applications are expected in phase three. The ARC recently refunded one landscape deposit and is holding five pending reclamation of new developments.

The Board discussed the lawsuit pending against two owners that are delinquent more than \$5,000 in dues.

The Board discussed receipt and contents of the letter from the past Board regarding disposal of the sprayer. While the current Board doesn't agree with how the sprayer was disposed of, the Board agreed that it was not in the interest of the CFOA to pursue this matter any further.

Jim Ybarrondo reported that he recently recorded four changes to the CC&R. These changes have been discussed at length at previous Board meetings and have been recorded in minutes. One change was the removal of Lot 1 from the CFOA because of a recent vote in which more than 60% of owners in good standing agreed to. The second change was to clarify that only members in good standing and having kept current on their Association dues could vote. The remaining two changes were for items that were agreed to long ago and never recorded: the change of the Board to 5 members with two-year staggered terms and the "private driveway provision".

An owner who was present for the meeting disagreed with the “private driveway provision”. The President of the CFCOA explained that the decision regarding private driveways was already made and should have been recorded long ago but wasn’t – he was simply completing the task. The owner disagreed and again objected, asking for proof that this was voted on. While the information wasn’t immediately available at the October 3d 2018 meeting, further research revealed that during the 2007 Annual Meeting, more than 60% of owners voted in-favor of changing the CC&R’s to clarify that the intent of the Association was to *not* maintain any private driveways, beyond the extension of the access road where it makes contact with a property owners property at association expense. The one very limited exception provided in this change is in cases of private driveways (so described on the original parcel map) that are essentially roads because they provide access to more than one property and should have been labeled as roads on the original maps. The Board has original, signed minutes and proxies from the 2007 Annual Meeting.

The Board discussed the need to hold owners accountable for heavy equipment that damages Association roads.

TJ Hull reported that the NRCS had granted the CFCOA a grant to conduct fire mitigation and forest stand improvement work in the 37 acre conservation easement. On October 2nd, the NRCS, TJ Hull and representatives from three different companies conducted a final walk-through to specify work on the easement. Contractors were given until November 1st 2018 to provide a written bid that specified cost per acre, the method they will use to remove debris (burn, masticate or haul), their proposed timeline as well as a proposed payment schedule. Once bids are received, the board will form a selection committee, select the vendor and make a contract for work. It should be noted that work will drastically change how the conservation easement looks – particularly the area of the easement south of Water Dance Drive. The work will remove all juniper bushes, russian olive trees, dead fall and a substantial number of standing pines. Once the work is done and reclaimed, the southern portion of the easement (south of Water Dance) will much more closely resemble the northern portion of the easement in-terms of tree density and visibility. If owners have any questions or concerns about the work to be accomplished, they are encouraged to contact TJ Hull.

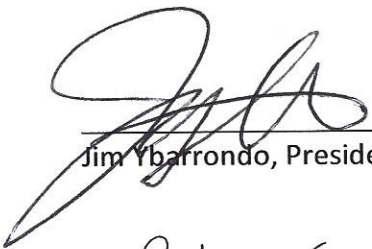
An owner that was present objected to the lack of maintenance on Sawmill Gulch. Mike Clouse reported that he is planning work on Sawmill Gulch to improve drainage in the barrow pits as well as blade work and compaction work on the road. The Board reiterated that repairs on Sawmill Gulch is a priority, but the maintenance committee has had a good deal of difficulty getting contractors to look at the job. The Board requested that the owner assist with finding a contractor who would bid the job to which the owner agreed. The owner asked that the minutes reflect his view that the current Board is not fulfilling its responsibility with regard to road maintenance. The Boards position on road maintenance is that it will continue to make the best long-term, fiscally responsible decisions that benefit the most owners possible but will continue to face natural tensions between (1) desires of owners, (2) requirements of CC&R’s and (3) realities, such as contractor availability and available funding.

During an executive session, the Board members agreed to reverse their decision from the April 25th 2018 meeting regarding exceptions to the prohibition to burning in the Association. During the April 25th meeting, the Board received and considered a request for temporary exception to Rule 6 (fires and open burning of the HOA Rules and Regulations). The Board agreed to provide temporary exception, providing

owners complied with a strategy to mitigate risk. Since that meeting the Board has more fully considered the liability that such an exception would present to the CFCOA and decided to reverse that decision. No burning took place during that interim period.

NEXT MEETING.

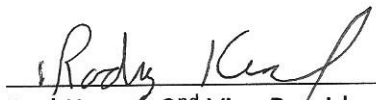
The next CFCOA meeting is the Annual Association Meeting which is scheduled for January 30th, 2019 at 1:00 P.M. at the Tri-lakes Fire Station across from the Glass Slipper on Spokane Creek Road.



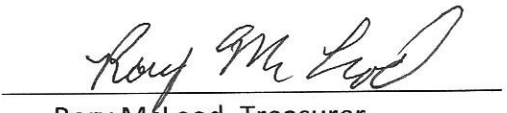
Jim Ybarrondo, President



Mike Clouse, 1st Vice President



Rod Kessel, 2nd Vice President



Rory McLeod, Treasurer



TJ Hull, Secretary