

MINUTES OF EXECUTIVE MEETING CONDUCTED MARCH 20th, 2019
OF
CANYON FERRY CROSSING OWNERS ASSOCIATION

A 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 March 20th, 2019 by Jim Ybarrondo, President of the Association. 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.

TREASURER REPORT:

Rory McLeod reported a balance of \$27,000 and provided the board a summary of accounting for January through March 2019 (at enclosure 1 to these minutes).

The Board discussed advantages and disadvantages of turning the CFOA taxes over to a private tax professional. Based on the workload that comes with tax preparation, the need for accurate tax reporting and changing tax laws, the board agreed that an annual cost of \$1,200 for professional preparation was in the best interests of the association.

MAINTENANCE REPORT:

Mike Clouse discussed the maintenance committee's plan to serve the barrow pits throughout the subdivision this spring to prevent further erosion and road damage.

The maintenance committee discussed two problems regarding watering of the flower bed, trees and grass at the South entrance of the subdivision. The first is that a significant underground leak in the water system developed during the fall of 2018. That leak has not been further diagnosed or located. The second problem has to do with the source of the water for the entrance. The water currently comes from the well of a private homeowner, who the CFOA reimburses for the approximate electrical costs associated with the watering. The homeowner understandably does not want to continue to provide access to his well and pump. The maintenance committee is going to provide a proposal to fix the watering system and bore under the highway to source the water from an association owned well near the north entrance.

There was a good deal of discussion regarding the efficacy and cost effectiveness of snow plowing over the last winter. The Board agreed that, generally, the plowing was very effective. While some owners had concerns about the timeliness of plowing, or the plowing techniques, there was relatively little impact on owner convenience and safety. February saw historic snowfall and cold, particularly in the Helena area, where only emergency routes were plowed for extended periods of time and many citizens were literally unable to leave their homes for days at a time. The other success of the snow plowing is that the policy established last year was adhered to. There was some renewed discussion regarding common roads versus private driveways, so the board agreed to color code a plat map with snow plowing exceptions during the May 2019 meeting.

ARCHITECTURAL COMMITTEE:

Fran Hoven provided an "Architectural Review Committee Report to CFC Board March 20, 2019" (at enclosure 2). In which he summarized the status of new developments, new development applications, property improvements and status of landscape deposits.

OTHER BUSINESS:


Jim provided an update on the status of the lawsuit and legal judgment against an owner that is over \$5,000 delinquent in dues

TJ provided an update on the status of the NRCS grant and work to mitigate fire risk in the conservation easement. The company that CFCOA has contracted with for the work, Alpine Forestry, will have to continue to monitor the status of snow and snow melt in the easement before they can start work.

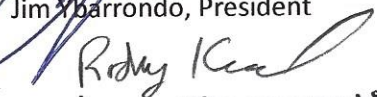
The board established that the annual meeting is scheduled for August 3d, 2019, at 9:00 A.M. at the Tri-Lakes Fire Department on Spokane Creek Road.

NEXT MEETING.

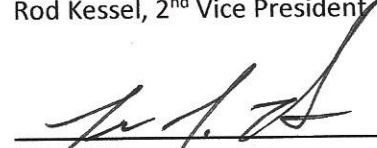
The next CFCOA meeting is on May 13th at 1:00 P.M. at the Tri-lakes Fire Station across from the Glass Slipper on Spokane Creek Road.



Jim Barrondo, President


~~NOT PRESENT~~

Rod Kessel, 2nd Vice President



TJ Hull, Secretary



Mike Clouse, 1st Vice President



Rory McLeod, Treasurer

Canyon Ferry Crossing Owners Assoc.
Custom Summary Report
 January through March 2019

| | Jan - Mar 19 |
|---------------------------------------|------------------|
| Ordinary Income/Expense | |
| Income | |
| Architectural Review Fees | 750.00 |
| Dues | |
| Attorney Collection Fees | 1,767.26 |
| Dues - Other | 31,400.00 |
| Total Dues | 33,167.26 |
| Late Fees and Charges Assessed | 654.00 |
| Total Income | 34,571.26 |
| Expense | |
| Acct., Legal, Ins, Admin | |
| 6111 - Legal Fees | 1,767.26 |
| 6113 - Administration | 149.99 |
| Total Acct., Legal, Ins, Admin | 1,917.25 |
| Maintenance and Repair | |
| Snow Removal | 3,669.42 |
| Total Maintenance and Repair | 3,669.42 |
| Office Expense | |
| Postage | 49.75 |
| Miscellaneous | 88.34 |
| Total Office Expense | 138.09 |
| Taxes | |
| Licenses | 20.00 |
| Total Taxes | 20.00 |
| Utilities | 1,040.23 |
| Total Expense | 6,784.99 |
| Net Ordinary Income | 27,786.27 |
| Net Income | 27,786.27 |

Architectural Review Committee Report to CFC Board March 20, 2019

Activity since 10-3-2018

New Developments Completions

| | | | |
|---------|--------|---------------------|---|
| Phase 1 | Lot 27 | Sandi Messinger | Construction Completed October 2018 |
| Phase 1 | Lot 22 | Mike & Margie Arnst | Ph 2 Construction Complete September 2018 |

New Developments Progress

| | | | |
|---------|---------|-------------------------|---|
| Phase 1 | Lot 13A | Mike & Kathy LaForge | Construction Started April 2018 |
| Phase 1 | Lot 3A | Mike & Cassandra Schmit | Construction Started June 2017-adding attached Garage |
| Phase 1 | Lot 36 | Gerry & Cindy Moats | Construction Restarted after Labor Day 2018 |

New Development Applications

| | | | |
|---------|---------|---------------------------|---|
| Phase 3 | Lot 34B | Don & Isabelle Pollington | Application Received 3/7/2019 - Review in-Process |
|---------|---------|---------------------------|---|

New Development Applications Expected

| | | | |
|---------|---------|----------------------|--------------------------------|
| Phase 1 | Lot 12 | Fred & Ellen Gutesha | Expect Application this Spring |
| Phase 3 | Lot 24B | Bob & Sherry Adamson | Expect Application this Spring |

Property Improvements

| | | | |
|---------|---------|----------------------|---|
| Phase 2 | Lot 17A | Chuck & Lois Bratsky | Dog Run, Fire Pit Complete - Garden Shed incomplete |
| Phase 3 | Lot 30B | Scott Weaver | Extend Garage and Deck Complete - Grounds to be Reclaimed |
| Phase 3 | Lot 35B | Rod & Shena Kessel | Rebuilding Home after Fire - May be done in Summer |

Landscape Deposits Refunded

| | | |
|---------|---------|----------------------|
| Phase 4 | Lot 10C | Dennis & Julie Arnst |
|---------|---------|----------------------|

Landscape Deposits Being Held (Awaiting Land Reclamation)

| | | |
|---------|---------|----------------------|
| Phase 1 | Lot 13A | Mike & Kathy LaForge |
| Phase 1 | Lot 27 | Sandi Messinger |
| Phase 1 | Lot 36 | Gerry & Cindy Moats |
| Phase 3 | Lot 26B | Ryan Butler |
| Phase 3 | Lot 16B | Tim & Susan Stavnes |

CFC Lot Population - no change from the August 4th Homeowners Meeting

CFC Development Lot Population Summary

| Phase | # of Lots | Lots w/ Homes | Percentage |
|--------------|------------|---------------|---------------|
| I | 46 | 23 | 50.00% |
| II | 22 | 7 | 31.80% |
| III | 35 | 14 | 40.00% |
| IV | 11 | 2 | 18.20% |
| V | 19 | 0 | 0.00% |
| Total | 133 | 46 | 34.60% |