

MINUTES OF EXECUTIVE MEETING CONDUCTED MAY 13th, 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 May 13th, 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 CFCOA meeting.

TREASURER REPORT:

Rory McLeod reported a balance of \$30,289 and provided the board a summary of accounting for March through April 2019 (at enclosure 1 to these minutes).

Rory reported that he has completed turning-over the books to a tax professional.

Rory also reported that there is only one payment remaining on the existing loan.

MAINTENANCE REPORT:

Mike Clouse reported that the conversion to solar lighting is almost complete and that there are only five small lights and two small lights that need replaced with solar.

Mike reported that barrow pit maintenance and repairs would begin this week.

The maintenance committee has arranged for noxious weed spraying in the conservation easement and sterilant spraying allowing sides of streets in the next few weeks.

Work will begin to spot-weld water tanks shut throughout the neighborhood.

The maintenance shed has been moved to from the conservation easement to an owner's lot with whom the Association has entered-into an agreement.

ARCHITECTURAL COMMITTEE:

Fran Hoven provided an "Architectural Review Committee Report to CFC Board May 13th, 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. As a result of the legal work, lot 327 is currently pending Lewis and Clark County Sherriff approval for auction.


TJ provided an update on the status of the NRCS grant and work to mitigate fire risk in the conservation easement. Alpine forestry has substantially completed work and is awaiting NRCS inspection of the work to ensure that it meets the grant standards and federal guidelines for fire mitigation and stand improvement. One owner that was present for the meeting wanted to state for the record that he is very unhappy with the appearance of the conservation easement. His position is that the stand "has been decimated" and is concerned about the amount of wind that can move through the area now that it has been thinned. The board response to the concern was that, regardless as to the requirements of the grant, the board had a responsibility to thin the stand to some national standard rather than leaving the standard to the personal opinions of lay persons.

The slash from the cutting in the easement needs to cure through the summer to be burned, at which point the NRCS will provide the balance of the grant to the CFCOA. Several owners present had concerns about burning because burning in the subdivision is against association covenants. This matter was settled by the board when the board chose the contractor to accomplish the work along with the terms of the work. The Board agreed to a variance to allow the slash to be burned for several reasons. The first was cost. The only two options outside burning were masticating (chipping) the slash and hauling the slash. These two options cost \$15,000-\$20,000 more than burning. The second reason was that the burn is going to be conducted by an insured business that meets all State and National requirements and credentials to conduct safe burning of slash. The third is that the burn will be licensed by DEQ to be conducted in a window of time that will allow for almost no impact on air quality.

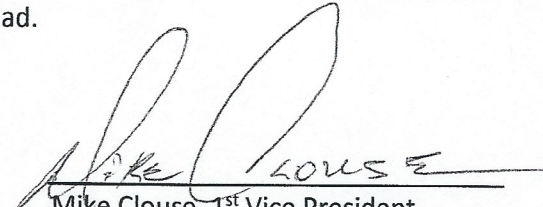
There was a good deal of discussion about the two bids present to conduct horizontal drilling to bring association water from the north side of Highway 284 to the south side of highway 284. The initial bids were \$9,900 and \$11,400. Several members expressed concern about this cost and wanted to look at either lowering the cost of the drilling or examine other alternatives such as dry-scaping the entrances. Several members were tasked with re-looking the routing of the horizontal drilling in an effort to reduce that expense.

NEXT MEETING.


The next CFCOA meeting is the annual meeting on August 3d, 2019 at the Tri-lakes Fire Station across from the Glass Slipper on Spokane Creek Road.




Jim Ybarondo, President



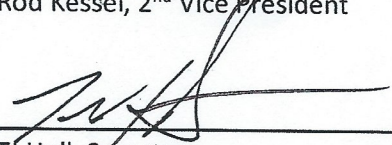
Mike Clouse, 1st Vice President



Rod Kessel, 2nd Vice President



Rory McLeod, Treasurer



TJ Hull, Secretary

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

	Mar - Apr 19
Ordinary Income/Expense	
Income	
Architectural Review Fees	750.00
Dues	
Attorney Collection Fees	4,742.48
Total Dues	4,742.48
Late Fees and Charges Assessed	327.00
Total Income	5,819.48
Expense	
Acct., Legal, Ins, Admin	
6111 - Legal Fees	5,314.27
Total Acct., Legal, Ins, Admin	5,314.27
ARC Expenses	12.00
Maintenance and Repair	
Snow Removal	3,450.00
Total Maintenance and Repair	3,450.00
Office Expense	
Miscellaneous	59.97
Total Office Expense	59.97
Utilities	723.88
Total Expense	9,560.12
Net Ordinary Income	-3,740.64
Net Income	-3,740.64

Architectural Review Committee Report to CFC Board May 13, 2019

Activity since 3-20-2019

New Developments Completions

New Developments Progress

Phase 1	Lot 13A	Mike & Kathy LaForge	Construction Started April 2018
Phase 1	Lot 3A	Mike & Cassandra Schmitz	Construction Started June 2017-adding attached Garage
Phase 1	Lot 36	Gerry & Cindy Moats	Construction Restarted after Labor Day 2018
Phase 3	Lot 34B	Don & Isabelle Pollington	Construction Started March 2019

New Development Applications

New Development Applications Expected

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 - Complete April 2019
Phase 4	Lot 10C	Dennis & Julie Arnst	Ph 2 Garage Construction Started April 2019

Landscape Deposits Refunded

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

CFC Development Lot Population Summary

Phase	# of Lots	Lots w/ Homes	Percentage
I	46	23	50.00%
II	22	7	31.80%
III	35	15	42.90%
IV	11	2	18.20%
V	19	0	0.00%
Total	133	46	34.60%

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